

Minutes of July 7, 1992

Planning Commission Members Present: Gary Smith, Debra Mason, Normand Nepveu, George Robson.

Others Present: Gloria Wing, Zoning Administrator, and guest list attached.

Meeting was convened at 7:45 p.m. by Chair, Gary Smith. Minutes of June 2 were approved as presented.

DENLINGER - Warned Hearing on application for 2-Lot Subdivision off Lamson Hill Road. Alan Newton represented Marlin and Kay Denlinger. Application was classified a Minor Subdivision at a Preapplication Meeting on June 2, 1992.

Findings of Fact: Applicants propose to divide a 22 acre parcel into Lot 1 (20 acres with existing residence) and Lot 2 (2 acres). Lot 2 will have onsite septic and water. The primary septic system will be conventional, and the replacement system a mound. Applicants are waiting for state Subdivision Permit. A Town Road Access Permit with conditions has been issued.

Decision: The application was found to meet the requirements of Article II, Section 230 of Morristown Subdivision Regulations (Nov. 1991). Approval was granted unanimously upon motion by Mason, contingent upon receipt of State Subdivision Permit and final engineer's plans.

RIGHI - Bruce Righi representing Classic Homes of Vermont appeared before the Commission for informal discussion of proposed changes in a previously approved subdivision on Fitzgerald Road. Eight lots were originally permitted, and four have been sold. The new owner of the property wishes to continue development in 2 phases. The first phase would consist of lot line changes and roadway construction to access all existing lots from an internal road to be built to Town Specifications. The existing cul-de-sac would be eliminated, and the roadway would be extended to access the adjoining _____ acre parcel which would be subdivided in Phase 2 of the development. The new roadway would trigger Act 250 review of the entire project, and the applicant is seeking preliminary input from the local Commission and Road Commissioner previous to developing a site plan for the development. Concern was expressed regarding the necessity of providing 90 feet of road frontage for each lot as required by the town's zoning bylaw. Zoning Administrator advised that this requirement may not apply to subdivision lots with access to internal roads. Righi was advised to meet with landowners and Bill Moulton and incorporate their concerns into the site plan.

GREAVES - Warned Hearing for Minor Subdivision.

Findings of Fact: Esther Greaves proposes to divide a 220 acre parcel lying between Stagecoach and Cochran Roads to create a 10-acre building lot with frontage on Stagecoach Road. Lot will have a conventional, onsite septic system and water supply. An access permit has been granted by the Town Road Commissioner. There are no easements, and no other permit applications pending.

Decision: Application met requirements of Article II, Section 230 of Morristown Subdivision Regulations (Nov. 1991), and was granted approval as presented upon motion by Nepveu.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Debra Mason