

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of July 6, 1993

Meeting was called to order at 7:35 p.m.

Planning Commission Members Present: Adrian West, Jane Greene, Debra Mason, Normand Nepveu, Bill Bourne. Others Present: Gloria Wing, zoning administrator and applicants.

Minutes of June 1 were approved with the following amendment:

CAFREY: Warned hearing of 3-lot subdivision on Cole Hill Road classified as a Minor Subdivision. Alan Newton represented the applicants. An informal site walk of the property was conducted on May 13, 1993. Planning commission members expressed concern over the large amount of junk which had been allowed to accumulate by the previous owner of the property. Other concerns were safety of the accesses onto Cole Hill Road, and erosion control on the rear portions of the lots which slope steeply down to Kenfield Brook.

Findings of Fact: Applicant wishes to divide an 18+-acre parcel into 3 lots. Lot sizes are 4.2 acres, 6.4 acres, and 7.6 acres. Access permits for all lots have been secured. State subdivision permits have been obtained. The junk on the lot is being gradually cleared away by the applicants. Applicants' representative agreed to permit conditions to note previous illegal dumping on the lot and maintenance of vegetative cover on the hillside above Kenfield Brook.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations. Final Approval was granted unanimously upon motion by Commissioner Robson with the following conditions:

1. Adequate vegetative cover shall be maintained in order to prevent erosion into Kenfield Brook.
2. The history of illegal dumping on Lot 3 shall be noted on the deed to the property.

Ken Sweetser, the new zoning administrator, was introduced to the Board. Ken will be starting on July 12.

SUGAR HOUSE RIDGE ASSOCIATES - Final Plat Approval of previously deferred 2.05+/- acre lot on Lawrence Farm Road. Applicant presented letter from John Buck, Wildlife Biologist stating that lot development would not impact a deer yard. Applicant also has agreed to move the well site in order to create a 50 foot buffer zone for the Lawrence Farm wetlands. Final approval granted unanimously upon motion by Commissioner Nepveu.

PALMER - Preapplication Meeting for a 3 lot subdivision on Mac Miller Road (TH 98). Allen Newton represented the applicant. Adrian West will not participate in hearing this

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application. Applicant wishes to divide 15.2 acres into 3 lots. Lot sizes are 3.7 acres, 5.2 acres, and 6.4 acres. The proposal was classified a Minor Subdivision and will be examined according to Article IV of Morristown Subdivision Regulations at a Warned Hearing on August 3, 1993 at 7:45 p.m.

SMALL - Warned Hearing of a 2 lot subdivision on Randolph Road classified as a Minor Subdivision.

Findings: Applicant wishes to divide 2.4 acres with existing home from 104.2 acre farm. Applicant has received an Exemption Permit from the State Dept. of Environmental Conservation for the 2.4 acre parcel with home. There is existing access as well as septic and water systems in place. Applicant will maintain a deeded right-of-way to her spring which is on the 104 acre parcel.

Decision: The application was reviewed according to Article IV of Morristown's zoning bylaw and approved unanimously upon motion by Nepveu.

SHESTA - Warned Hearing for 2 lot subdivision on Mud City Loop. Roberta Goddard and Robert Walker represented the applicant. Commission members expressed concern over the relatively steep grade in regard to erosion control during driveway construction. There was also concern about nearby wetlands.

Findings of Fact: Applicant wishes to divide a total of 13.1 acres into 2 lots. She will maintain the 6.8 acre parcel with her existing home, and sell the other 6.37 acre lot. She has applied for state subdivision permit and exemption. Road access has been granted. There are no covenants or easements. Applicant has requested letter from VT Agency of Natural Resources, Water Quality Division regarding wetlands impacts.

Decision: Application was reviewed according to Article IV of Morristown's subdivision regulations and approved unanimously upon motion by Greene with the following conditions:

1. State permits to be in place
 2. Sign-off from wetlands division to be secured
 3. Erosion control measures to be used during construction
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CHEROKEE HOLDINGS - Final Plat Review of 14 lot subdivision located in Sterling Valley. John Monks represents the applicant. Applicant applied for and received an extension of Preliminary Plat Approval on March 10, 1992.

Findings of Fact: Applicant submitted a detailed phasing plan, as well as changes in the location and design of some of the project's septic systems as approved by the VT Department of Environmental Conservation. He has agreed to provide a larger culvert over Sterling Brook, which will be in place prior to any construction. Covenants as revised during

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the Act 250 process were presented. Applicant indicated that he does not foresee beginning construction of this project in the near or remote future. He requested that Final Plat Approval be granted at this time with conditions to satisfy any further assurances which may be needed prior to construction.

Decision: Final Plat Approval is granted unanimously upon motion by West with the following condition: Prior to any development on this project site, all conditions contained in the Preliminary Plat Approval dated September 16, 1991 shall be fulfilled.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Jennifer Willingham