

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of July 5, 1994

Meeting was called to order at 7:40 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Norman Nepveu, George Robson, Adrian West, Jennifer Willingham. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of June 7 were approved as submitted.

BATES - Warned hearing for minor, 2-lot subdivision off Lazy Lane.

Findings: ~~Rathburn~~^{Eathburn} Bates wishes to subdivide existing home, pond, and barn with 10.02 acres from a +/- 94-acre parcel. There is no new construction proposed. He plans to retain the majority of the land as a wood lot. There will be no covenants on the lots created. The proposal was determined to be in conformance with the town plan by the commission at the pre-application meeting.

Decision: The proposal was deemed to cause no impacts under criteria of the Morristown Subdivision regulations and was approved unanimously with the condition that any further development of the 94-acres requires review by the planning commission. The applicant is required to complete the project consistent with the commission's findings and the approved site plan and exhibits.

LAWRENCE - Warned hearing of major subdivision. Application was presented by Carroll Lawrence and Roy Marble. A site walk of the property was held at 7:00 p.m. attended by commissioners Nepveu, Willingham, Greene, Robson, and Mason along with Carroll Lawrence and Roy Marble.

Applicant proposes to develop remaining 3 lots of 5-lot subdivision off RTE 100 and TH 92. Subdivision began in 1991 when local approval was granted for lots 1 & 2 with lot 3 reserved for future development pending further engineering and permitting. Lot 2 is now fully developed with a residence. A state subdivision permit was received in May of 1994 for all five lots in the proposed development. The applicant is currently seeking local approval for lots 3, 4, and 5. These lots will all be accessed via a private road off RTE 100. This access has state approval. The lots are approximately 2 acres each, and will be served by a subsurface community septic system located on lots 1 & 2. Applicant provided conceptual plans showing the general layout of the three lots and discussed requirements to be met under the criteria of Morristown Subdivision Regulations.

Hearing was recessed to August 16. Per Morristown Subdivision Regulations, applicant must provide a complete application (see Section 320) at least 7 days in advance of the hearing. The application must address the General Requirements and Design Standards contained in Article IV of the regulations.

Commissioner Adrian West was absent for the following proceedings.

LARSON - Warned hearing of Major Subdivision.

Findings: Howard Carroll represented Ralph Larson who wishes to divide 18.5 acres from the remaining 52 acres within the Sun Valley development. No development of either resulting parcel is proposed at this time. The 18.5 acre lot will access off Goeltz Road, and the remaining 33.5 acres will be accessed via the Sun Valley development road. The 18.5 acre lot will have deed restrictions which allow no structures to be placed in an open meadow on the lot. There are class 2 wetlands on the site which, if development were to occur, would require delineation with a 50-foot buffer. Applicants stated that the 18.5 acres had been perc tested, and several sites for conventional septic were found. Since no development is proposed, the test results were not reviewed by the commission. The project was determined to be in compliance with the town plan at the pre-application meeting.

Decision: The project, as proposed was determined to be in conformance with Article IV of Morristown Subdivision Regulations. As a condition of approval, the final plat is to be annotated to require review by the Morristown Planning Commission prior to any further development on either lot created as a result of this subdivision. The applicant is required to complete the project consistent with the commission's findings and the approved site plan and exhibits.

NEWLAND/FLEISHER - Preapplication meeting for 2-lot subdivision off Churchill Road. Allen Newton represents Jimmy Newland and Pauline Fleisher, who wish to divide an 18.1-acre residential lot from a 156.8-acre parcel. The lot is mostly open land and abuts the Elmore Town Line. Access would be through Elmore via Churchill Road. Due to questions about previous subdivisions of this property, classification as a major or minor subdivision was deferred to a warned hearing on July 19, 1994. Applicant is required to submit an application according to Section 320 of Morristown Subdivision Regulations at least 7 days prior to the hearing, and be ready to respond to the criteria contained in Article IV of the regulations.

PAROT/DAVIS - Preapplication meeting for 2-lot subdivision off RTE 100 South. Jeanette Parrot presented proposal to subdivide +/- 4.7 acres with the home she now rents from a 24.1-acre property owned by Robert Davis. The property is accessed by a private road off RTE 100 approximately 2/10 mile in length. No new development is proposed. An exemption from state subdivision review has been applied for and received. Classification of the subdivision as a major or minor was deferred to obtain further information about previous development activity on the property. A warned hearing is set for July 19, 1994. Applicant is required to submit an application according to Section 320 of Morristown Subdivision Regulations at least 7 days prior to the hearing, and be ready to respond to the criteria contained in Article IV of the regulations.

WARD - Preapplication meeting for 3-5 lots off Sand Hill Road. Roy Marble represented Thelma Ward who sell portions of her property to adjoining landowners Farnham and Donald Ward. In addition, the applicant proposes to create 3 new lots. Lot #1 (2.08 acres) and Lot #2 (4.5 acres), and a third lot of 7.8 acres which and does not have suitable soils for a septic system. The owners intention is either to sell the 7.8 acres to adjoining property

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

owners, or to eventually combine the acreage with one of the other two lots. Access for lots 1 & 2 will be via a 50 foot right of way from TH78. Classification as a major or minor subdivision was deferred pending a site walk at 7:00 p.m. on July 19, 1994. A warned hearing is scheduled for July 19 as well. Applicant is required to submit an application according to Section 320 of Morristown Subdivision Regulations at least 7 days prior to the hearing, and be ready to respond to the criteria contained in Article IV of the regulations.

In other business the planning commission:

designated George Robson and Debra Mason to meet with Selectboard members and representatives of the state Department of Housing & Community Affairs regarding further funding for growth center planning.

authorized Debra Mason to contact planners Mike Munson and Debra Sachs about cost and schedule for conducting another work session to iron out details of proposed zoning amendments.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,
Debra Mason