

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of July 2, 1991

Planning Commission Members Present: Jane Greene, Gene Fellows, Debra Mason, Gary Smith, Norman Nepveu, Adrian West, Al Hurley.

Also present: Gloria Wing, Zoning Administrator and guest list attached.

Meeting was convened at 7:40 p.m. Minutes of June 18 were unanimously approved upon motion by Greene.

Gloria Wing advised that as of July 1, the Chair will sign plats to assure that they are in compliance with what the commission approves before they are submitted to the Town Clerk. Wording for a stamp to be affixed to the plats was discussed.

The zoning administrator also suggested wording for the subdivision regulations regarding drainage. Motion to have circuit planner research this was approved unanimously.

SPREDA - Preapplication meeting for 6 lot subdivision with access on Stagecoach Road (TH 5) and Golf Course Road (TH 54). Total parcel size is 23.2 acres with lots ranging from 4 to 7.8 acres. Applicant will maintain an agricultural easement on 9 acres. Each lot will have onsite water. Two lots (lots 1 and 3) will have onsite septic system. Lot 2, will contain a community area with septic systems for lots 2,4,5, and 6. All will be individual conventional systems. Sprenda submitted test pit log.

Upon motion by Nepveu, Commission voted unanimously to consider this a Major Subdivision to be reviewed according to Article 3, Section 310 and Article IV, of the Interim Subdivision Regulations. Site walk is scheduled for Wednesday, July 10 at 6:00 p.m. Warned hearing July 16 at 7:45 p.m.

FITZGERALD - Warned hearing of application for permit to divide 13.1 acre parcel on Fitzgerald Road (TH 40). This application was classified as a Major Subdivision at the preapplication meeting on June 16 due to previous development of the site. Applicant will create 3 lots with 2 of these deferred for future development. Fitzgerald is currently seeking approval for development only of Lot 3, 2.03 acres. The lot has onsite water and primary septic system, with replacement system to be located on Lot 1. All three lots will be accessed via a ROW to TH 40 across Shirley Fitzgerald property. Drainage for the roadway will be ditched with 2 culverts at stream crossings. Applicant plans to cut some softwood on property and leave hardwoods in place.

Findings of Fact: This application was reviewed under Article III, Section 310 and Article IV of the Interim Subdivision Regulations. Applicant does not have test pit logs as required in Section 310.1, but agreed to deliver them to zoning administrator. Right of way is greater than 1200 feet allowed by

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Section 420.4, but will remain a private road maintained by the lot owners.

Decision: Section 420.4 waived upon motion by Nepveu. Commission unanimously supported motion by Nepveu for approval of Preliminary Plat contingent upon receipt of state permits and test pit logs.

Commission discussed assessing applicants who cancel or don't show up a fee to cover the cost of warning hearings. Also discussed timing of hearings - 15 minutes for preapplication, 30-45 minutes for warned hearing.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Debra Mason