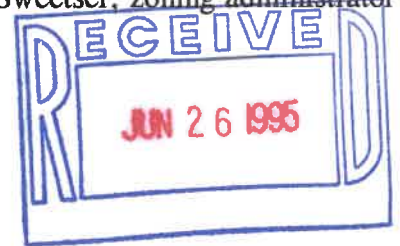


MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of June 20, 1995

Meeting was called to order at 7:10 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Normand Nepveu, George Robson, Rich Furlong, Sam Guy. Members absent: Bill Bourne. Others Present: Ken Sweetser, zoning administrator and guest list attached.



Minutes of June 6 were approved with corrections.

Zoning Administrators Report:

Hirchak subdivision appeal has been dismissed by the Superior Court.

The Zoning Administrator was given approval to proceed with an enforcement action pursuant to an unpaid permit fee.

Zoning Administrator was instructed to issue permit to Quality Control Stitching for 12'x12' addition as an Accessory Use.

Public hearing was opened at 7:30 p.m.

JNB, INC. - Warned hearing for site plan review of home industry located in Gladstone Barn off RTE 100 South. Heidi LaVanway, John LaVanway, and Nancy LaVanway presented plans for engraving and gift shop to be operated in existing apartment building. The Commission found that the proposed use substantially meets the requirements of Section 500 of Morristown Zoning Bylaw. Approval was granted unanimously, contingent upon Board of Adjustment review.

NORTH AMERICAN CONSULTING GROUP - Darrow Mansfield representing a group of RTE 100 South landowners, appeared to discuss the process for proposing zoning changes on RTE 100 South and RTE 15 West. The group has hired Mansfield to make a proposal for allowing commercial uses along RTE 15 to the Hyde Park Village line and along RTE 100 South from Morrisville Village line to approximately the airport.

MAHONEY - Warned Hearing for 2-lot subdivision off Lower Elmore Mountain Road. Applicant is Beverly Mahoney with assistance from Bradley Benedict. Adjoining landowners Kim Fellows, Kelly Tibbits, and Ethel Darrow Wheeler appeared to express their concerns regarding the subdivision. The Planning Commission has determined that the proposed subdivision meets the requirements of Article V of Morristown Subdivision Regulations. The proposal was approved unanimously upon motion by Guy with conditions requiring that the Final Plat show any deeded rights-of-way or easements which relate to either of the two lots to be created and that any further development or subdivision of the retained 15 acre parcel shall require review by the Morristown Planning Commission.

POTTER - Site Plan Review of lighting plan for addition/renovations to existing drive-in restaurant on RTE 100 North. Tom Bjerke represented applicant. The lighting plan received unanimous approval completing the Commission's review of this application.

CHAUVIN - Recessed hearing for Site Plan Review of proposed commercial use in existing buildings at corner of Harrell and Brooklyn Streets. Applicant James Chauvin presented the application. The site plan was approved unanimously upon motion by Nepveu in agreement with conditions imposed by the Morristown Board of Adjustment.

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PERRAS - Site Plan Review of Home Industry on Earl Gray Road. Todd, Kurt, and Heath Perras are the applicants requesting renewal of expired permit for trucking and diesel repair business. The Commission voted unanimously to concur with the Board of Adjustment decision in granting a renewed permit with conditions. Any changes resulting from further negotiations with the BOA must be reviewed by the Planning Commission.

LAMOILLE WOMENS CRISIS HOME, INC. - The Commission voted unanimously to concur with the Board of Adjustment decision and conditions in regard to proposed improvements to an existing facility.

GRAND UNION/MANOSH - Final Plat for lease-back agreement was signed by the Chair.

Public Hearing Closed at 10:40 p.m.

Other Business:

The final draft of town and village zoning maps were approved for public hearings.

The Commission decided to waive site plan review for improvements to trails in the Beaver Meadow Block of the Mt. Mansfield State Forest.

Meeting adjourned at 10:55 p.m.

Respectfully submitted,
Debra Mason