

Gloria

MORRISTOWN PLANNING COMMISSION
JUNE 19, 1990

BOARD MEMBERS PRESENT: Mac Miller; Al Hurley, Chairman;
Norman Nepveu; Gary Smith; Adrian West and Jane Greene.

BOARD MEMBER ABSENT: Debra Mason.

ZONING ADMINISTRATOR: Gloria Wing.

GUESTS/APPLICANTS: [List attached to original Minutes].

Al called the meeting to order at 7:15 P.M and reviewed the minutes of 06/05/90 and 06/12/90, advising that in the minutes under General Discussion, there was a typographical error (Page 4), 'interrupts' should read "INTERPRETS". Mac made the motion to accept the minutes of both meetings with the amendment of the error in the minutes of 06/05/90. Norm seconded. All in favor. So accepted.

Gloria then reviewed the up-coming meetings agenda with the board members.

7:30 P.M. -- PRELIMINARY HEARING/ALAN RENNER, was in attendance for a 2 lot sub-division on Andre' Valcour's property located on the Randolph Road. A Warned Hearing is scheduled for 07/17/90 at 8:15 P.M. Al administered the sworn oath to Mr. Renner.

Mr. Renner advised this property is located off the Children's Village Road and plans to construct a single 3 bedroom family residence; this land was a gift from Andre' Valcour, his father-in-law. The driveway will be 103' long and believes this road will be brought up to a Class #3 road by the town. Gloria explained this road was never thrown up and is presently a Class #4 road, approximately 1.1 miles in length.

Mr. Renner advised they have had State reps checking for perc sites and he will also have to drill a well for water; that the site location is at the top of a hill and no wetlands are involved.

Norm stated that Mr. Renner will need extra footage deeded over to them to make 2 full acres for the 56' X 32' construction, which includes a garage and a deck. Norm also advised he would have to comply with the Energy regulations as outlines.

Adrian moved to classify this application as a "MINOR SUB-DIVISION" reference the Town's Interim Zoning Regulations. Norm seconded. All in favor.

7:45 P.M. --SITE-PLAN REVIEW/JAY A. FRATTINI & JAY MOORE, representing AGWAY, INC., presenting proposed plans to install a 1,000 gallon pumping tank to refill 20 lb. tanks

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Mann
wsp.*

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used for camping, BBQ's, etc.

Al administered the sworn oath to the Agway representatives.

This proposed project is located in a Commercially zoned area; it will be located 25' from buildings and property lines and enclosed with a 6' chain-link fence with safety switches; that all employees are mandated to complete training in the use of this equipment per National and State regulation codes.

Al advised that the PC must address Traffic; Energy; Parking and Landscaping. Norm advised he interprets this application as being a non-permitted use, only allowed with the approval of the Board of Adjustment.

Mr. Frattini advised the general public will not have access to this pumping station, which will be for filling tanks only, not exchanging tanks.

Norm stated he wanted testimony from the MFD personnel prior to acting on this application.

Adrian moved to Recess this Hearing until the completion of the Board of Adjustment Hearing; if BOA allows the Conditional Use, then the PC would apply PC criteria.

8:15 P.M. -- SITE-PLAN REVIEW/COURTNEY SALVAS & NORMAND
SALVAS were in attendance applying for approval to allow a towing and auto repair business and approval to allow the storage of six (6) vehicles, on the Salvas property located on the Randolph Road. Al administered the sworn oath to the Salvas's and advised that a Conditional Use Hearing is scheduled with the BOA on 06/27/90.

The shop is an existing building which was renovated last year; they need to store cars they tow away, mostly from Stowe; that last winter, they only had three (3) vehicles which were unclaimed. Salvas's believe there would be only two (2) vehicles on the premises at a time for auto repair. Presently the waste water drains into the swamp area.

Norm suggested conducting a Site-Walk with the BOA members. Al advised he would contact Theresa to set up a time.

Adrian moved to Recess this Hearing until after the BOA's scheduled Conditional Use Hearing and to conduct a Site-Walk with the BOA members.

8:45 P.M. -- WARNED HEARING/TWO-LOT SUB-DIVISION: CHIP PERCY
was in attendance seeking the approval for same of property located by the Town Garage, the former Cochran farm. Al administered the sworn oath to Chip Percy.

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Chip advised that Lot #1 would consist of 38.6 acres of the approximate 80 acres, with the building included in Lot #1; that Lot #2 would have no buildings; Percys have owned this property since 1971; that the upper property line is where the airport beacon is located.

Mac moved to approve this two-lot sub-division. Jane seconded. Unanimously approved.

FACTS OF FINDING: Based on and examined under Title 24, VSA 4417(2) and meeting the criteria, this two-lot sub-division was granted approval by the PC.

9:15 P.M. -- WARNED HEARING/TWO-LOT SUB-DIVISION: ROY MARBLE, for Bill McGee, representing LYLE WASHER/WALTON, located on the Walton Road. Al administered the sworn oath to Roy Marble.

Roy advised they were seeking approval for a 10 acre parcel of land to be used for and by Lyle Washer, Jr., who operates the farm; that plans were prepared by Walter Urie, with Bill Moulton having reviewed the access and sees no problem with same.

Gloria advised that FmHA and the Town is currently working with Skip Washer and that as a condition of financing via FmHA, there will be new sewage and water system installed; the Town has stipulated that as a condition of approval, the present two (2) mobil home trailers are to be removed from the property concurrent with occupancy.

Adrian requested a set time for the removal of the trailers after occupancy, suggesting no longer than 10 to 15 days after occupancy of new residence.

Jeannette Lepine was present and advised this was a good location for a house and the neighbors have no problem with the proposed plans.

Jane advised that any subsequent divisions will constitute this as a "Major" sub-division.

Norm made the motion to classify this as being a "MINOR" Sub-Division. Jane seconded. Unanimously approved.

Adrian then made the motion to grant approval with the CONDITION that the present two (2) trailers are to be REMOVED FROM THE WALTON PROPERTY within 10 calendar days from the date of occupancy of the new residence.

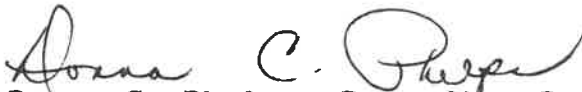
Jane seconded. Unanimously approved. Final approval.

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FACTS OF FINDING: Based on and examined under Title 24, VSA 4417(2) and meeting the criteria, this two-lot sub-division was granted approval by the PC, with the Condition that the present two (2) trailers are to be REMOVED FROM THE WALTON PROPERTY within 10 calendar days from the date of occupancy of the new residence.

This meeting was adjourned at 9:30 P.M.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Donna C. Phelps".

Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp