

MORRISTOWN PLANNING COMMISSION MINUTES

June 18, 1991

MEMBERS PRESENT: Gary Smith, Chair; Jane Greene; Normand Nepveu; Adrian West; Eugene Fellows; Al Hurley

MEMBERS ABSENT/EXCUSED: Debra Mason

ZONING ADMINISTRATOR: Gloria Wing

TOWN CIRCUIT PLANNER: PATTI SPEAR

GUESTS/APPLICANTS: Attached to original minutes.

Meeting called to order by Chair at 7:04 PM.

Jeffrey Nelson, hydrogeologist from Heindle & Noyes, presented a verbal report on the efficacy of the storm drainage plan for the Cherokee Holdings SD. He explained his methodology, using SCS computer information. He addressed three points, 1) sub-water shed, 1 & 4; 2) discharge from retention pond 2; and 3) discharge from retention pond 3. He calculated both the 10 and 100 year storms. Points 1 & 3: there will be a 6% increase in the peak discharge in 100 yr. storm. Point 2: there will be a 38 % decrease in peak discharge in 100 yr. storm. Point 3: there will be a 6 % increase in peak discharge in 100 yr. storm. Increases are larger than anticipated with present engineering plans. 10 year storm shows no increase in spillage from areas.

Recommendations:

1. Video of present channels, pre-development; find control channel not in development and video; video after project and if problems occur during project.
2. Retention ponds should be built before construction begins, should be inspected every month during project and twice yearly until stabilized, identify where sedimentation will be discarded.
3. Rip rap around outlet pipe for retention ponds should be properly placed and sized to prevent erosion.
4. Discharge from pond 2 should not be diverted to pond 3.

Calculations are based on 40% clearing of project, will calculate using 50% clearing. Written report to be submitted June 20th to Gloria. To discuss issues with John Stuart.

Concerns by Moulton expressed re: discharge effect on Sterling Brook and the present culvert.

Minutes of June 4th meeting reviewed. Nepveu moved to accept, seconded by Greene, passed. PC will meet June 26th at 7:30 PM at Nepveu's store to review zoning amendments.

WARNED HEARING: BREWER 2 LOT SD Charles Burnham, representing Brewer, reviewed plans for 2 lot SD consisting of a total of 10 acres. Lots would

deferred with state permits. The ROW in question at last hearing has been redefined as a drive. West moved to approve the application, contingent upon receipt of final plat, seconded by Nepveu, passed.

FINDINGS OF FACT: Pursuant to the Morristown Interim Zoning Regulations, Sec: 230 the application is approved contingent upon receipt of the final plat.

FINAL REVIEW: LONE CEDAR SD Charles Burnham, representing Salvas et al, reported that state permits are still pending. Hearing recessed to August 6th at 8:15 PM., moved by Hurley, seconded by West, passed.

PRE-APPLICATION: THREE LOT SUBDIVISION Jess Fitzgerald & Vicki LaBounty presented plans for a 3 lot SD on Fitzgerald Rd. on 13+ acres owned by Richard & Anthony Fitzgerald. West moved to classify as MAJOR, seconded by Nepveu, passed. Warned hearing July 2nd.

WARNED HEARING: TWO LOT SUBDIVISION Allen Newton, representing Norman Black, presented plans for a 2 lot SD on 4+ acres off Frazier Rd. State permits are still pending. Lot 1, 2.37 acres, has a state SD permit needing an amendment for acreage computation. Lot 2, 2.11 acres, is waiting for a deferral permit. Lot 2 has an existing satellite dish and building leased to Twin State Cable. There is a 50 ft. ROW to lot 2. West moved to approve application contingent upon receipt of state permits and final plat, seconded by Nepveu, passed.

FINDINGS OF FACT: Pursuant to Morristown Interim Zoning Regulations, Sec. 230, application is approved contingent upon receipt of state permits and final plat.

Review of future agenda. After discussion, Hurley moved, Nepveu seconded, to not exercise jurisdiction over the application by Morristown to increase extraction rate of the Duhamel pit due to the Morristown Board of Adjustment exercising jurisdiction. Passed.

West moved to adjourn at 8:45 PM, seconded by Nepveu, passed.

Respectfully Submitted,


Gloria Wing, Scribe