

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of June 7, 1994

Meeting was called to order at 7:30 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 May 17 were approved with amendments.

LARSON - Preapplication meeting for 2-lot subdivision off Goeltz Road. Howard Carroll represented Ralph Larson. Applicant wishes to divide a 52-acre parcel into 2 lots of 18.5 acres and 33.5 acres. 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. The project was determined to be in compliance with the town plan. Due to previous development, this application is classified as a Major Subdivision and applicants will address criteria in Article IV of Morristown Subdivision Regulations at a warned hearing on July 5 at 7:30 p.m.

BATES - Preapplication meeting for 2-lot subdivision off Lazy Lane. Rathburn Bates discussed plan to subdivide existing home, pond, and barn with 5 acres from a 94-acre parcel. He plans to retain the majority of the land as a wood lot. The proposal was determined to be in conformance with the town plan, and was classified a minor subdivision. The application will be evaluated according to the criteria in Article IV of Morristown's Subdivision Regulations at a warned hearing on July 5 at 7:30 p.m.

BROWN - Warned Hearing of 2-lot subdivision off Garfield Road. Allen Newton represented Carolyn C. and Kevin C. Brown.

Findings: The Browns wish to divide 6.53 acres into 2 lots of 3+ acres each. One lot is already developed with an existing home. The property slopes toward Garfield Road. It is open land with a hedgerow between the proposed lots. Adjoining landowner, Jean Clark has a 50 foot deeded right-of-way along the southern border of the property. An access permit for the new lot has been secured. Connections to public utilities will be provided along Garfield Road. The lot will be serviced by a drilled well and an onsite septic system. The septic system has not yet been designed, although perc test have been conducted. A grassed swale between the home and leach field site will control runoff on the lot proposed for development. Applicants have applied for an exemption from state subdivision review for the previously developed lot.

Decision: The subdivision was unanimously approved contingent upon receipt of letters from the local fire department, rescue squad, and electric utility as well as state subdivision permit and exemption. The applicant is required to complete the project consistent with the commission's findings and the approved site plan and exhibits.

LAWRENCE - Preapplication meeting for 3 lots of 5-lot subdivision off RTE 100 and TH 92. Carroll Lawrence and Roy Marble discussed plans to complete a subdivision begun in

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1991. At that time, 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. The lots are approximately 2 acres each, and will be served by a subsurface community septic system located on lots 1 & 2. The proposal was classified a major subdivision. Conformance with the town plan will be determined following a site walk scheduled for 7:00 p.m. on July 5, 1994. The application will be reviewed according to the criteria of Article IV of Morristown's Subdivision Regulations at a warned hearing at 7:30 p.m. on July 5.

GRIGGS/HIRCHAK - Recessed Hearing for 9-lot subdivision off Griggs Road. Toby, Garrett, and Tom Hirschak presented a letter from their lawyer questioning the planning commission's jurisdiction over their proposed subdivision. No further evidence was presented. The hearing was recessed to a deliberative session to be held on June 21 at 7:30 p.m.

In other business the planning commission:

- granted an extension of the date for filing final survey plats of the Sugar House Ridge subdivision

- granted a waiver to Stephen C. Benson to allow temporary erection of 3 tents for anniversary celebration

- denied a request by Barry's Quality Meats & Seafood to waive site plan review of outdoor deck and 20-seat restaurant unless the Board of Adjustment determines that the expansion requires review as a conditional use.

- granted a waiver for hearing of application for Jeff's Maine Seafood to sell seafood 2 days a week out of the parking lot of R.L. Vallee's Mobil at the corner of RTE 15 & RTE 100.

- requested the zoning administrator to inquire as to the way other Vermont towns regulate side-walk and parking lot vendors.

- responded to letter from the selectboard and authorized the chair to deliver the response.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,
Debra Mason