

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of June 2, 1992

Planning Commission Members Present: Gary Smith, Debra Mason, Normand Nepveu, Jane Greene, George Robson, Adiran West, Bill Bourne.

Others Present: Gloria Wing, Zoning Administrator, and guest list attached.

Meeting was convened at 7:10 p.m. by Chair, Gary Smith. Minutes of May 5 and May 12 were approved as presented.

The Planning Commission reviewed a mylar for subdivision of Ashley Madden property. This application received Preliminary Plat Approval on March 10, 1992 contingent upon completion of a survey and receipt of all state permits. There have been no changes in the plat since Preliminary Approval. The subdivision was granted Final Plat Approval upon motion by West.

DUBOIS - Site Plan Review of construction of 4 hangers, each 30' x 80' at Morrisville-Stowe Airport.

Findings of Fact: Hangers will provide space for storage of 8 planes. There will be no septic or water facilities. Some units will be offered for sale, and some for lease. Parking will be available at rear and sides of hangers, as well as in the existing public lot. Access will be from the existing curb cut off RTE 100. No landscaping of the site is proposed at this time.

DECISION: The application meets the requirements of Article V, Section 500 of Morristown's Zoning Bylaw (Amended Nov 1991), and is granted approval contingent upon receipt of final Site Plan.

BARINGER - Warned Hearing of 2-Lot Subdivision off TH 23.

Findings of Fact: Proposal is to create Lot A (2 acres) for future home site and Lot B (+/- 10 acres) for sale to adjoining property owner. Applications have been filed with VT Dept. of Environ. Conservation for Deferral of Permit for Lot B, and Permit for Lot A. Lot A will be served by a 80' x 100' sewerage easement on Lot B, and an onsite drilled well. Applicants submitted revised site plan showing accurate lot dimensions and sewerage easement.

DECISION: The application was found to be in conformance with Article II, Section 230 of Morristown Subdivision Regulations (Nov 1991). Approval was granted contingent upon receipt of state permits and final mylar. Bill Bourne abstained from the vote.

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MANOSH - Site Plan Review of proposed 3-bay carwash off RTE 100 No. Herb Parkhurst represented Howard Manosh.

Findings of Fact: Site is a 4.8 acre lot zoned Commercial with existing main office of H.A. Manosh Company. The lot has an Act 250 permit which requires an amendment; the amendment application has been filed. Cars will enter and exit using the existing 50' right of way. They will circulate through the site on a 16' paved strip. Subsurface onsite sewerage disposal has been approved by VT DEC for 2,000 gpd. Morrisville Water & Light has granted connection to Village water and power. Drainage from the site will be handled by existing catch basin and culvert under RTE 100.

DECISION: The application, as presented, meets the requirements of Article V, Section 500 of Morristown's Zoning Bylaw (Amended Nov 1991). Site plan is granted approval upon motion by West. Applicant was advised that construction must proceed specifically according to the approved Site Plan. Any changes resulting from the Act 250 process must be reviewed by the Planning Commission.

SPREDA - Warned Hearing of Preliminary Plat for 2-Lot Subdivision off Stagecoach Road.

Findings of Fact: Richard Spreda proposes to divide a 38+ acre parcel into Parcel A (25 acres with existing farm house) and Lot B (13.6 acres). Lot A is served by a spring from across the road; Lot B will have onsite septic and water. Soil test results were submitted. Septic system design has been submitted for state approval. Parcel is under Act 250 jurisdiction, and approval is pending. Town road access permit has been issued.

DECISION: This application was found to be in conformance with Article II, Section 250; Article III, Section 300; and Article IV, Section 400 of Morristown's Subdivision Regulation (Nov 1991). It received approval contingent upon receipt of State Subdivision Permits and Act 250 Permit upon motion by Bourne.

DENLINGER - Preapplication meeting for 2-Lot Subdivision off Lamson Hill Road. Alan Newton represented Marlin and Kay Denlinger who propose to divide a 22 acre parcel into Lot 1 (20 acres with existing residence) and Lot 2 (2 acres). Lot 2 will have onsite septic and water. Perc tests are done, and State Subdivision Permit application submitted. A Town Road Access Permit with conditions has been issued. The application is classified a Minor Subdivision upon motion by Mason. It will be reviewed according to Article II, Section 230 of Morristown Subdivision Regulations (Nov. 1991) at a Warned Hearing on July 7, 1992 at 7:45 p.m.

GREAVES - Preapplication meeting for 2-Lot Subdivision. Esther Greaves proposes to divide a 220 acre parcel lying between

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Stagecoach and Cochran Roads to create a 10-acre building lot with frontage on Stagecoach Road. Lot will have onsite septic and water supply. Application was classified a Minor Subdivision upon motion by West. It will be reviewed according to Article II, Section 230 of Morristown Subdivision Regulations (Nov. 1991) at a Warned Hearing on July 7, 1992 at 8:15 p.m.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Debra Mason