

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of June 1, 1993

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

Planning Commission Members Present: Bill Bourne, Jennifer Willingham, George Robson, Debra Mason, Normand Nepveu and Jane Greene. Others Present: Gloria Wing, Zoning Administrator and guests on attached lists.

Minutes of May 11 were approved with amendments.

PATNOE: Site Plan Amendment (lot line change) for a previously approved subdivision on Cole Hill Road. Currently there is a lot with 2 acres and existing house. A state subdivision permit is pending on that lot. On the northern side, the applicant seeks to increase the size of the lot from 2 acres to 10.1 acre parcel.

Decision: The application was reviewed under Article IV of the Morristown Subdivision Regulations and approved unanimously upon motion by Commissioner Nepveu contingent upon receiving the necessary state subdivision permit on the southern side.

TOMLINSON: Site Plan Review of construction of a storage shed on Bridge Street. Applicant proposes to construct a bottle redemption center (50 X 60) behind existing store. Applicant does not propose any additional landscaping at this time. This construction will not generate any new traffic in the area and there is adequate parking. The existing access into Tomlinson's store will also serve as the access for the redemption center.

Decision: After review of traffic circulation, access and landscaping, Commissioner Greene moved for approval which was unanimously granted with the following conditions:

1. The color of the current building will match the color of the proposed structure.
2. Contingent upon the applicant receiving a Labor & Industry permit.

STANCLIFF: Warned Hearing of a 2 lot subdivision on Stancliff Road which was classified as a "Minor Subdivision".

Findings of Fact: The applicant seeks to subdivide a 2.1 acre parcel with existing house from a 70+/- acre parcel. Applicant is also seeking a lot line change of 19 ft. There are not any streets nor sidewalks, curbing or lighting proposed. There are not any covenants or easements on the property.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and approved unanimously upon motion by Commissioner Bourne contingent on applicant receiving a subdivision exemption permit on the 2.1 acre parcel and a deferral for the remaining 70+/- acres.

ELMORRIS FARMS: Warned Hearing of a 2 lot subdivision on Cochran Road which was classified as a "Major Subdivision".

Findings of Fact: Applicant proposes to divide a 2.0 acre parcel from existing 200 +/- acre parcel. Applicant has applied for and received the necessary permits including state subdivision permit and access permits. Applicant will have an on-site conventional septic system and on-site well. There are not any covenants or easements on the property.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and was granted Final Approval unanimously upon motion by Commissioner Nepveu.

CAFFREY: Warned Hearing of a 3 lot subdivision on Cole Hill Road which was classified as a "Minor Subdivision". Alan Newton represented the applicants.

Findings of Fact: Applicant wishes to divide a 18+ acre parcel into 3 lots. Lot sizes are 4.2 acres, 6.4 acres and 7.6 acres. An informal site walk was completed on the property on May 13, 1993. Several board members expressed concern over the illegal dumping that is visible as well as illegal dumping that is buried (Section 410.0- Character of Land-Hazardous conditions). Board members also expressed concern about the safety of access into Lot #1 (Section 420.1c- Safe Intersections) as well as prevention of erosion of the 3 lots (Section 460.2b- Ground cover to prevent erosion) due to the steep slope of the land.

Applicant has applied for and received the necessary permits including a state subdivision permit and access permit.

Decision: The application was reviewed according to Article IV of Morristown's Subdivision Regulations and Final Approval was granted unanimously upon motion by Commissioner Robson with the following conditions:

1. Maintaining adequate vegetative cover in order to prevent erosion into the brook.
2. The history of the illegal dumping on Lot #3 to be recorded on the deed.

WALKER: Warned Hearing of a 2 lot subdivision and lot line change on Center Road which was classified as a "Minor Subdivision". Alan Newton accompanied and represented the applicants.

Findings of Fact: Applicants seek to divide a 3.92 acre parcel. Applicant is seeking a lot line change by .5 acre in order to meet minimum zoning requirements. Board members expressed concern over cumulative impact on storm water drainage but agreed that this subdivision would not affect this lot. Applicants have applied for the necessary permits including a state subdivision permit which is pending. Applicants have received a road access permit. There are not any covenants or easements on the property.

Decision: The application was reviewed according to Article IV of the Morristown Subdivision Regulations and granted Final Approval upon unanimously upon motion of Commissioner Bourne contingent on receiving state subdivision permit.

ROWELL: Following Deliberative Session the decision is:

Application was reviewed according to Article IV of Morristown Subdivision Regulations and approved by 4-1 vote with Commissioner Nepveu opposed. Final Approval was granted contingent on a Water Disclaimer siting the high saline content of the water in order that the Town be held harmless. This condition shall be recorded on the deed.

Next work session will be June 15 at 7:30 p.m.

A subcommittee consisting of a few people from the P.C., B.O.A. and Selectmen will interview applicants for the position of Zoning Administrator.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Jennifer Willingham

Amendment: Caffrey

Upon further consideration by the Commission, condition #2 regarding notice of illegal dumping will be removed.