

JA

MORRISTOWN PLANNING COMMISSION MINUTES

MAY 21, 1991

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

MEMBERS ABSENT/EXCUSED: Debra Mason

ZONING ADMINISTRATOR: Gloria Wing

TOWN CIRCUIT PLANNER:

GUESTS/APPLICANTS: Attached to original minutes.

The meeting was called to order by Chair at 7:45 PM.

Miller moved to accept minutes of May 7th as presented. Passed.

Gary reported on the site walk for the Duhamel gravel pit, a meeting with state officials re: storm drainage permit for Cherokee Holdings on June 6th and a letter to Lyle Washer re: moving of trailers by May 15th.

Gloria reported that Lamoille Valley Broadcasting has applied for a conditional use for a radio station at the former Country Jct with an antenna on Cote Hill. After discussion, the PC advised that it would not exercise jurisdiction in this matter.

SITE PLAN REVIEW: CONCEPT 11 Rob Clark, Richard Dreissigacker, Milford Cushman, representing Concept 11, were sworn in by Chair. They presented site plans for a 12,600 sq. ft. addition to their present business in the Lamoille Industrial Park. This addition will be used for manufacturing, warehousing and offices. It will parallel the Manosh incubator building. This project will add 15 employees, totaling 50 employees. 42 parking places are designated. Concerns were expressed re: the drainage problem in the area. Sedimentation ponds, two feet deep, will be added near the parking lots. Applicant pointed out that soils are excellent for drainage. There is a swale by Marvin's for drainage. Parking lots will not be paved. little clearing is necessary. Insulation was reviewed. Act 250 permit is pending. Septic system has been amended. West moved to approve site plan, passed.

FINDINGS OF FACT: Pursuant to VSA 24, Sec. 4407, the site plan for 12,600 sq. ft. addition to Concept 11 was approved.

PRE-APPLICATION: THREE LOT SUBDIVISION (SD), Shirley Fitzgerald and Lisa and Derrick Barrett were sworn in by Chair. They presented a site plan for a 3 lot SD on Fitzgerald Rd. She has 14 plus acres. Lots 2 & 3 will be 2 plus acres with lot 1 being 10 acres. Lot 1 will be deeded to daughter. Lot 3 is her present residence. Lot 2 will be retained for future development. This 14 acres is the result of a previous 2 lot SD of Almeron Fitzgerald estate. After discussion, this application was classified as MAJOR. Warned hearing is scheduled for June 4th.

FINDINGS OF FACT: Pursuant to Interim Subdivision Regulations, Town of Morristoen, Section 220, this application is classified as a MAJOR subdivision.

WARNED HEARING: THREE LOT SD Roy Marble, representing Carroll Lawrence, and guests were sworn in by Chair. Roy presented a site plan for a 3 lot SD off Rt 100, S, TH 92. Lots 1 & 2 will be 2 acres with the remaining 6 acres to be subdivided at a later date. Roy was asking for "conditional approval" until septic design is amended for lots 1 & 2, previously approved by the state. Lot 2 has an existing house and septic. The septic will serve both lots. State had approved the septic with pumps. However, pump was not installed with present house because of different placement of present house and proposed house. A driveway to present house has been installed. Neighbors expressed concerns re: pollution from the driveway and the septic system to a spring that serves 3 residents. A site walk was done previous to this hearing. There was also a concern expressed with the access of Rt 100 to the proposed 3 lots in the future. The applicant has an access from the state AOT for these 3 lots. Miller moved to deny the application. After discussion, Miller withdrew his motion. Greene moved to recess the hearing until the state has issued approval of the amended septic system. Passed.

Greene moved to adjourn at 8:50 PM. Passed.

Respectfully Submitted,

Jane Greene (JAW)
Jane Greene, Scribe