

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of May 17, 1994

Meeting was called to order at 7:25 p.m.

Planning Commission Members Present: George Robson, Jennifer Willingham, Adrian West, and Normand Nepveu.

Minutes of May 3 were approved.

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LAMOILLE FAMILY CENTER- Recessed hearing for a Site Plan Review for the renovation and change of use for residence on Cadys Fall Road. Ann Dunn and Joe Fortin represented the Lamoille Family Center. The applicants presented a detailed parking plan which included 20 parking spaces with one space designated as a handicap space. The applicants also presented a "field letter" from Mr. Springston, the Associate Wetlands Coordinator, who classified and designated the wetlands located on the property.

Decision: The application was reviewed according to Article V of Morristown Zoning Bylaw and approved unanimously upon motion by West contingent upon receiving all the necessary permits.

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KEVIN & CAROLYN BROWN- Pre-application meeting of a 2 lot subdivision on Garfield Road. Gloria Wing represented the applicants. The applicants propose to divide 6+/- into (2) 3 acre lots. One lot currently has a house and existing well. The subdivision was classified as a "Minor Subdivision". A Warned Hearing is scheduled for June 7 at 8:15 p.m.

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LANGDELL- Warned Hearing of a 2 lot subdivision on Rt. 15 & center Road. West Langdell and Gloria Wing presented material.

Findings of Fact: The presented plan included subdividing 2 +/- acres from a 47.2 acre parcel. The access permit has been secured for the other 2 acre parcel.

Decision: The application was reviewed under Article IV of Morristown Subdivision Regulations and approved unanimously upon motion by Commissioner West conditional upon any legal documents or Purchase & Sales Agreement which are subject to the Planning Commission's complete review of subdivision by-laws and site plan review.

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LAMOILLE ECONOMIC DEVELOPMENT COUNCIL- Warned Hearing for a Site Plan Review for a 22,400 square foot incubator building located on Harrel Street. Chris D'Elia represented the applicants.

Findings of Fact: The proposed building will have up to 8 tenants with each unit having an average of 3-5 employees. Each unit will have a separate entrance. The building will have metal siding. There is an on-site septic on the existing lot. The water lines run up the side of the property. The power is available off of Harrell Street. There will be an utility room which will contain outside shut-offs in case of an emergency.

The proposed road will be gravel and will contain 45 parking spaces with 4 designated as handicap spaces. The anticipated truck traffic will be approx. 2-3 tractor trailers per week. An access permit is pending. The applicant presented a proposed lighting plan which members of the Commission felt was insufficient, particularly in the winter.

Mr. D'Elia presented a detailed landscaping plan which consisted of low lying shrubs and trees including crabapples, white pines, etc. There will be a slight change in the topography due to the incline toward the back of the property. Commission members informed the applicant that the applicant needs to submit letters from the Fire Dept. and Rescue Squad.

There will be a mixture of swales and hay bales to contain the run-off during and after construction.

Decision: The application was reviewed under Article V of Morristown Zoning Bylaws and approved unanimously upon motion by Robson contingent upon receiving the necessary permits and upon receiving the required letters from the Fire Dept. and Rescue Squad.

Meeting ended at 9:05 p.m.

Respectfully submitted,

Jennifer Willingham