

MORRISTOWN PLANNING COMMISSION MINUTES MAY 15, 1990

BOARD MEMBERS PRESENT: Alfred Hurley, Chair; Jane Greene; Norman Nepveu; Debra Mason. Adrian West arrived 9:00 PM.

BOARD MEMBERS ABSENT: Mac Miller

ZONING ADMINISTRATOR: Gloria Wing arrived at 8:45 PM

APPLICANTS: Carroll Peters, Tammy Parker & Diana Tripp, Richard Sargent, Robert Provost

GUESTS: See attached list

7:40 PM FINAL HEARING/CARROLL PETERS, representing Lamoille Land Co., Inc. Final plat presented for four lot SD on Cochran Rd. Also presented were revised copies of covenants to be recorded and imposed on the lots. In response to concerns expressed by PC members, item # 6 of the covenants requires that the Grantee hold both the Grantor and the Town of Morristown harmless, both now and in the future, for the quantity and quality of the water supply.

Jane inquired as to applicants' plans for Lot # 4. Peters stated that at this time, he is only seeking approval of the three lots for development.

Applicant requested a waiver of Sec. 320.1 of the Morristown Interim SD Regs noting that the requirements for margins on the final plat conflicts with those required under VSA 27, Sec. 1402. Debra moved that the waiver be granted, seconded by Norm, all in favor.

Norm suggested that a final vote await the presence of the full board due to remaining concerns about the potable water on the site and concern over the development on Lot # 4. Hurley advised that in order for the plat to receive final approval, all members present must vote in the affirmative. Debra indicated that she was not prepared to give an affirmative vote due to her concerns over potable water. The hearing was temporarily recessed. During the recess Peters specified that if approval of the plat is granted, the approval would be for Lots 1, 2 and 3. Lot # 4 development would not take place without further review of the PC.

8:00 PM WARNED HEARING/TRIPP SD., TWO LOTS Tammy Parker and Diana Tripp presented final plat for the two lot SD of the Tripp property on Upper Main St. Norm asked about the insulation for the Parker home to be built on the site. Both Norm & Jane expressed concern about the exposure of the site to wind. Norm moved to grant final approval. Jane seconded, all in favor.

FINDINGS OF FACT: This application was granted approval based on 24 VSA, Sec. 4407 and examined under the Interim Subdivision Regulations of the Town of Morristown.

8:15 PM WARNED HEARING/HOLMAN SD., TWO LOTS Richard Sargent, representing Holman Estate, presented site plan for two lot SD on Upper Elmore Mtn. Rd. Property is the estate of George and Maude Holman and consists of six acres, plus or minus. Application proposes dividing the

property approximately in half. State permits have been obtained.

Sargent indicated that the proposed well site has been moved further off the road due to concern expressed by Bill Moulton regarding road salt contamination.

Sargent noted the newly created lot does not have a site for septic. Therefore, Lot # 1 with the existing Holman residence will take the leach field for both lots. An easement will be provided.

The Crosses, adjoining property owners, were present. They indicated that as long as the septic system is properly installed and maintained, the proposed SD will not have an adverse affect on them.

Debra moved that the hearing be recessed for a site walk at 9:00 AM on Saturday, May 19. Jane seconded, all in favor.

8:25 PM RECONVENED HEARING/CARROLL PETERS demanded motion to approve final plat as presented above. Norm moved to close the hearing and noted that the Board has 45 days to issue a final decision. Jane seconded, all in favor.

8:45 PM INFORMATIONAL MEETING/ROBERT PROVOST Provost returned to review the sketch plan he had presented previously on May 15th. He plans 87 unit modular home park on 86 acres on Fitzgerald Rd. Tenants will own their homes and rent sites from the developer under a long term lease. The sites would have individual septic systems and be served by a community well. Provost specified that his appearance this evening was to receive input from local residents and to hear from PC regarding which regulations they will use to evaluate the project. Hurley advised him that the project would be reviewed under Article 1v of Interim SD Regs and 24 VSA, Sec. 4407 (5). Morristown residents including adjoining property owners expressed concerns about the type of homes which will be put in the park; the marketability of the lots; the developer's intentions regarding the surrounding land; the fact that recent land and home buyers adjacent to the proposed park have not been advised of the project; arrangements for maintenance of the park; impacts on traffic volumes and schools; the quality of soils on the site; maintaining affordability for the park residents; potential impacts on ground water and water supply.

The meeting was concluded at 10:00 PM.

OTHER BUSINESS: In response to an inquiry from HA Manosh regarding gravel extraction for Hyde Park recreation project, a letter from Ed Stanak, District 5 Coordinator, was reviewed. The request is for the amount of gravel for the project not to be included in Manosh total. Stanak states that there is no provision in state law to exempt extraction. However, if contesting parties agree to waive the 500 yards of gravel, District 5 would consider exemption. PC has no objection to this exemption.

Respectfully Submitted,

Debra Mason, Secretary
Morristown Planning Commission