

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of May 11, 1993

Meeting was called to order at 7:35 p.m.

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

Minutes of April 6 were approved with amendments.

STANCLIFF- Pre-application hearing of a 2 lot subdivision on Stancliff Road. Total acreage is 72 acres. The applicant seeks to subdivide a 2.1 acre parcel. According to Article IV of the Morristown Subdivision Regulations, the applicant seeks a waiver of the following: 1). Section 410.3- Lot layout change by 15 ft. 2). Section 220.3- Classification as a Minor subdivision. 3). Section 220.1- Sketch Plan - Applicant seeks to survey only the area that is being subdivided (2.1 acres) for the present time. The waiver was approved upon motion by Commissioner Bourne.

ROWELL- Warned Hearing of a 2 lot subdivision on Cochran Road. The applicant seeks to subdivide a 2.0 acre single family lot from existing 29.4 acre trailer park. Applicant has applied for and received the necessary permits.

Decision- The application was reviewed according to Article IV of the Morristown Subdivision Regulations. Several board members expressed concern over town water. A water disclaimer will be recorded on the deed. A site walk of the property will take place on Saturday, May 13 at 10:00 a.m.

WILLIAM TELL RESTAURANT/FARM RESORT (Worcester Hills Inn)- Site Plan Review for the replacement of the old restaurant to an existing nearby structure located on Rt. 100. Total acreage owned by the applicants (including the golf course) is 173 acres. The applicants are seeking permission to replace the restaurant as well as close off a portion of the existing curb cut. The current residential structure will be enlarged to include a 100- seat restaurant/bar along with two restaurants. There is a total of 71 parking spaces of which 19 are allotted to the motel. The septic system will remain in place and untouched. The water supply is currently being tested by The Department of Health.

Decision- After review of traffic circulation, access, parking, and landscaping, Commissioner West moved for approval of the site plan.

ELMORRIS FARMS/WILLIAM PAINE- Pre-application hearing of a 2 lot subdivision on Cochran Road. Applicant seeks to subdivide a 4th lot from existing 200+ parcel.

Reviewed Article 3 of the Morristown Subdivision Regulations and classified the proposed subdivision as a "Major Subdivision".

LAURA CAFFREY/JEFF RANDALL- Pre-application hearing of a 3 lot subdivision on Cole Hill Road. Total acreage is 18 acres. Applicant has applied for necessary permits.

Warned Hearing is scheduled for June 1, 1993.

WALKER- Pre-application hearing of a 2 lot subdivision on Center Road. Total acreage is 3.5 acres. Discussion was generated due to lot line changes as well as other options available to the applicant(s) who is seeking to subdivide an illegal lot which does not meet the 2 acre zoning minimum.

A workshop is scheduled for May 18 at 7:30 p.m. and May 25 at 7:30 p.m.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Jennifer Willingham