

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of May 7, 1991

Planning Commission Members Present: Jane Greene, Gene Fellows, Debra Mason, Mac Miller, Gary Smith, Norman Nepveu, Adrian West.

Also present: Gloria Wing, Zoning Administrator, Patti Spear, Circuit Planner, and guest list attached.

Meeting was convened at 7:30 p.m. by Chairman Smith. Minutes of April 2 and April 16 were unanimously approved.

LONE CEDAR ASSOCIATES - Warned Hearing of Preliminary Plat for 7 lot subdivision off Shady Lane Road (TH7). Howard Carroll represented applicants Jean, Jerry, and Dean Salvas who propose to divide a 39.7 acre parcel into lots of 4.2 to 7.4 acres served by a 1600 ft. private road.

Application was accepted as complete by unanimous vote of the Commission. The application was reviewed according to Section 310 - Preliminary Plat for Major Subdivisions - of Morristown's Interim Subdivision Regulations. A site walk was held on May 4.

Concerns expressed by board members:
maintenance of private road
maintenance of shared septic systems
maintenance of 100 foot buffer area along Taylor Brook
erosion control during construction of road
energy conservation in home siting and construction
emergency vehicle access due to grade of road
number of trees to be cleared
enforcement of covenants

Items submitted: Covenants and erosion control measures for lot owners.

Findings of Fact: Maintenance items and energy conservation are covered in covenants supplied by applicant in the application package. A detailed erosion control plan for road construction is included in the roadway profile and design. Further erosion control protection is provided by binding erosion control measures issued to individual lot purchasers. The Act 250 permit for this project limits tree cover reduction to 25%. Enforcement of covenants and permit conditions has been enhanced by the new environmental court system.

Decision: Upon motion by Nepveu, requirement that private road be built to town standards is waived, and application is unanimously approved, contingent upon Act 250 approval and State Subdivision Review, with the following conditions:

Covenant wording to be changed to include cul de sac in maintenance responsibilities of home owners association.

CARROLL LAWRENCE - Warned hearing of application for permit to divide +/- 9 acre parcel on TH 71. This application was reviewed

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

under Section 230 of Morristown's Interim Subdivision Regulations. A site walk was completed on May 4.

There was a discussion regarding Chairman Smith's status as an adjoining landowner. Smith continued to preside over the hearing, but did not vote. Application was unanimously accepted as complete.

Findings of Fact: Lot 2, +/- 7 acres, has received a deferral of permit from state subdivision review. Lot 1, +/- 2.5 acres with existing home, has received an exemption from state subdivision review. Rights to water source on Lot 2 will be conveyed by easement to purchaser of Lot 1.

Decision: Upon motion by West, application was unanimously approved with Chairman Smith abstaining from the vote. Approval is contingent upon receipt of copies of deed restrictions and easements.

CHEROKEE HOLDINGS. Recessed hearing of application for 14 lot subdivision in Sterling Valley. John Monks represents Cherokee.

Application remains incomplete awaiting results of test pit monitoring to be completed on June 1.

Submissions:

Two-page description of roadways, erosion control, wastewater management, and water systems for prepared by project engineer, John Stewart.

Letter from Morristown Selectmen to Stowe Selectmen verifying that Morristown will be primary respondent for police and rescue calls; Stowe fire dept. will respond to calls from 253- telephone numbers.

Letter from Vermont Electric Coop stating that power is available for the project, and that lines will be underground.

Commission members expressed continued concern over the capacity of the detention basins to control stormwater runoff. Hal Stevens, representing adjoining landowner Lowenstein, also expressed concern. State stormwater discharge permit has been drafted and 30-day appeal period is currently running. Chairman Smith will check on whether the Commission should participate in this process. Project engineer, John Stewart will be present at next hearing session (June 4) to address questions about the detention ponds.

Commission questioned Monks concerning the clearing which will take place on the lots. Covenants limit clearing to no more than 50% of each lot. Cherokee will do the initial clearing for septic systems, home sites, and roads.

Items requested from applicant for June 4:

Results of test pit monitoring for onsite septic systems

Letters from Morristown Fire Dept. & Rescue Squad regarding their

& POLICE

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

ability to service the development
Detailed erosion control plan for construction of road and
clearing required to complete the project
Letter from Agency of Natural Resources, Water Quality Division
regarding changes in location of roadway and detention ponds
in relation to wetlands

Hearing was recessed to June 4, 1991 at 8:15 p.m.

Meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Debra Mason, Clerk