

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of May 3, 1994

Meeting was called to order at 7:30 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Norman Nepveu, George Robson, Adrian West, Jennifer Willingham. Others Present: Ken Sweetser, zoning administrator and guest list attached.

GRIGGS/HIRCHAK - Warned Hearing for 9-lot subdivision off Griggs Road. Toby, Garrett, and Tom Hirschak presented their plan to divide eight two-acre lots from the 100-acre Griggs farm. The Griggs will retain 84 acres and their existing farmstead. Hearing is recessed to May 17 at 7:30 p.m. to give applicants an opportunity to produce additional evidence regarding their ability to provide safe access to the proposed subdivision. In addition they are requested to provide changes to the proposed covenants to address potential conflicts with adjoining land uses including spreading of manure and the town gravel pit.

LAMOILLE FAMILY CENTER - Recessed Site Plan Review of renovation and change of use for residence on Cadys Falls Road. Ann Dunn and Joe Fortin represented Lamoille Family Center. Applicants presented traffic study. Hearing was recessed to 7:15 p.m. on May 17 to allow more time for consultation with the VT Agency of Natural Resources regarding proposed construction of parking area adjacent to wetlands on the site.

LANGDELL - Preapplication meeting for 2-lot subdivision at the corner of RTE 15 and Center Road. Gloria Wing and Wesley Langdell presented plan to subdivide 2 acres from Langdell's 47.2-acre farm. Proposed access to the new lot is directly opposite that of the Country Home Center off Center Road. Applicant was requested to provide conceptual plan for providing access and drainage for +/- 8 acres of his property which is zoned commercial. The application was classified as a Minor Subdivision and applicants will address criteria in Article IV of Morristown Subdivision Regulations at a warned hearing on May 17 at 8:00 p.m.

MENARD - Site Plan Review of proposed display greenhouse to be erected seasonally on the site of the existing Agway Store off Northgate Avenue. Ernie & Sharron Menard presented their plan to erect a 10' x 63' structure yearly between April 1 and September 1. The plan requires no changes in traffic access, traffic circulation, or parking at the existing store. No additional landscaping of the site is proposed.

Decision:

The application was reviewed according to Article V of Morristown Zoning Bylaw and approved unanimously upon motion by West contingent upon applicants providing a site plan which meets the standards of Section 502 of Morristown Zoning Bylaw (amended Nov. 1993). Site plan must include the recent addition to the Agway building as well as the site of the proposed display greenhouse.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,
Debra Mason