



MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of May 2, 1995

Meeting was called to order at 7:00 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Normand Nepveu, George Robson, Rich Furlong, Bill Bourne, Sam Guy. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of April 25 and April 18 were approved as presented.

Zoning Administrators Report:

Davis\Norvert subdivision road to be inspected next week by Gary Nolan and Ken Sweetser.

Steve Benson from the Charlmont withdraws request for ruling on outdoor umbrellas.

No hearings will be held on July 4; only hearing date in July will be the 18th.

Update on Hirchak appeal.

Other business:

Final mylar for Finney subdivision was presented for signature.

Property owner Nancy LaVanway read a written request for Commission consideration of the zoning classification of her property on RTE 100.

Andrea Roberts, Executive Director of Lamoille Valley Chamber of Commerce advised the Commission of the Chamber's decision to move their information booth from the village green to R.L. Vallee's parking lot at the intersection of RTEs 15 and 100.

Public hearing was opened at 7:45 p.m.

MURPHY REALTY- Warned hearing for consideration of amendment to approved site plan and conditional use permit. The Planning Commission and Board of Adjustment met jointly. Board of Adjustment members present were Paul Trudell, Ida Mae Anderson, Theresa Breault, Ralph Wiltshire, and Gary Nolan. Gary recused himself from consideration of the application and left the meeting. Applicants Bernard and Peter Murphy were assisted by Gregory Hetzler of Dubois and King and Joe Brousseare of Price Chopper, Inc.

Applicants presented amendment proposal to eliminate concrete islands between parking lanes at the Price Chopper on Munson Avenue. Their reasons for the request are to facilitate snow removal and to eliminate safety hazard posed by customers trying to drive over the barriers.

Motion by Ralph Wiltshire to approve the amendment as requested was not seconded.

Upon motion by Mason, the hearing was recessed to a deliberative session on May 16 at 7 p.m. Upon motion by Furlong, enforcement action in regard to the improvements in question is suspended pending the decision on the amendment application.

CHAUVIN - Site Plan Review for conversion of single family dwelling on the corner of Brooklyn and Harrell Streets to unspecified commercial uses. Property owners, James and Louise Chauvin were represented by Chris Chauvin. Hearing was recessed to a deliberative session on May 16 at 7:00 p.m.

KOLLAR - Site Plan Review for expansion of existing professional office on Elmore Street (RTE 12).

Findings:

- 1) Dr. Edward Kollar presented his plans for a 14' x 28' expansion of his professional offices located in an existing building on Elmore Street.
- 2) The property is zoned for *mixed mercantile/residential* uses. Surrounding land uses are Copley Country Club to the rear, and residential on all other sides.
- 3) The addition will tie into the existing roof line of the building and be finished with matching shingles and clapboards.
- 4) There will be no change in drainage patterns caused by the proposed construction.
- 5) No changes in existing landscaping are proposed.
- 6) The existing driveway and curb cut will be pushed slightly to the east in order to accommodate the building addition.
- 7) The parking area will be widened and lengthened to 16' x 64' and will accommodate approximately 22 cars.
- 8) Applicant expects that the changes will only marginally increase traffic due to increased office capacity.

Conclusion:

Based upon the above findings, the Morrisville Planning Commission concludes that the proposal substantially meets the requirements of Section 500 of Morrisville Zoning Bylaw. However the site plan itself is insufficient to document the proposed changes. We also require approval of the village street superintendent for changes in the access.

Conditions of Approval:

In order to further promote the purposes of the Morrisville Zoning Bylaw, the Planning Commission imposes the following conditions of the approval of this site plan:

- 1) The applicant will submit a site plan which meets the requirements of Section 502 of Morrisville Zoning Bylaw; and
- 2) Applicant shall obtain written approval of proposed changes in access from the village road superintendent.

This decision incorporates all representation made by the applicant and all documents, plans, and other information submitted in the application, as amended previous to the close of the hearing record on May 2, 1995. Permittee is obligated to complete and maintain this project only as submitted to and approved by this commission, including conditions imposed by the commission.

Public Hearing Closed at 10:05 p.m.

In Deliberative Session:

The Commission voted to approve Fitzgerald subdivision with conditions, and reviewed changes to the LRSWMD/MANOSH subdivision draft decision.

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In Other business:

The Commission established the agenda for the deliberative session to be held on May 16:

Price Chopper Site Plan Amendment (with BOA)

Zoning map review

LRSWMD decision draft review

Chauvin Site Plan Review

LeVanway and Lamoille County Chamber of Commerce requests

Meeting adjourned at 10:55 p.m.

Respectfully submitted,
Debra Mason