

MORRISTOWN PLANNING COMMISSION MINUTES -- APRIL 17, 1990

BOARD MEMBERS PRESENT: Paul Nesky; Norman Nepveu; Mac Miller; Jane Greene and Don Avery.

BOARD MEMBERS ABSENT: Adrian West and Debra Mason

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: Dean & Tammy Parker; Bruce Righi; Robert Provost; Richard Sargent and Roy Marble.

The meeting was called to order at 7:33 P.M. by Chairman Paul Nesky who reviewed the minutes of 04/03/90 and 04/10/90 for amendments/corrections.

Don stated that re: minutes of 04/03/90, he wished the 4th paragraph of Page 2 to be eliminated, as he felt the Board had no way of knowing that was a true statement. Mac seconded. Unanimously approved with the amendment.

Minutes of 04/10/90 (Work session). Mac moved to approve the minutes as written. Don seconded. Unanimously approved.

7:36 P.M. -- PRELIMINARY HEARING/DEAN & TAMMY PARKER

presented plans for a two-lot sub-division on Main Street, located on the Tripp property. Paul asked if everyone was in agreement this was to be considered a Minor Sub-division; as no one indicated different he advised this would be treated as a Minor sub-division. A total lot size of 1.9 acres, to be divided into two lots. Dean's to consist of .66 acres; Tripp's 1.3 acres. Dean advised they have acquired a 50' ^{electricity} easement from the School Board for the driveway; this project meets all the set-back requirements; they will use the existing driveway past his grandfather (Tripp) to gain access to their lot. Presently, they have no plans for screening, only landscaping around the house and driveway. They have already acquired their sewer permit.

W/50'
R/W

Norm made the motion to classify this as a Minor Sub-division. Don seconded. Unanimously approved.

A Warned Hearing was scheduled for MAY 15th, 1990 @ 8:00 P.M.

8:00 P.M. -- CONCEPTUAL PLANS/ROBERT PROVOST & BRUCE RIGHI, OF LAND PRO, INC., Fitzgerald Road (Lanphear Farm), were in attendance to discuss a mobile home park to serve 87 units on 86.4 acres on the north side of Fitzgerald Road, consisting of 1/2 mile of road frontage; a pond site for a dry hydrant was indicated on plans presented.

Provost advised they have built three (3) houses and have found there is not the predicted market due to the economy. If these plans are approved, at some point in the future, they might purchase the Lanphear house for a Day Care Center

for park residences.

The road servicing this project would be built to specs in order to service any emergency vehicles, but would remain a private driveway. There will be a buffer zone around the entire mobile home park area; there will be private water and sewage systems; that tenant ownership is possible at some point in the future

Paul explained the present Town Zoning By-Laws, that does not specifically address mobile homes/parks.

Bill Moulton advised Provost & Righi they would have to consider the impact on all roads in town, including the village; they should consider paving the roads as he could predict an additional 800 - 1000 additional trips per day.

Provost advised they would be presenting a traffic study to the Board and also what could be translated into an impact fee; that he is aware improvements will have to be made on the Randolph Road.

A Warned Hearing *N/D info mtg* was scheduled for MAY 15th, 1990 @ 8:45 P.M.

8:38 P.M. -- PRELIMINARY HEARING/RICHARD SARGENT, representing the George Holman Estate, for a sub-division of six (6) acres on the Upper Elmore Mt. Road. Richard presented plans for on-site sewage and water.

Mac made the motion to classify this project as a Minor Sub-Division of the Town Interim Sub-Division Regulations. Norm seconded. Unanimously approved.

The PC members agreed to do a Site-Walk of the property.

A Warned Hearing was scheduled for MAY 15th, 1990 @ 8:15 P.M.

9:06 P.M. -- RECESSED HEARING/ROY MARBLE, representing the Barnett Sub-division on Cottage Street. A Site-Walk was conducted on 03/17/90. At that time the items of concern were:

- 1) The Road Construction;
- 2) Culvert(s);
- 3) Erosion Control.

Roy advised the basic covenants are nearly the same as for the Wilde development. This project is being processed through ACT 250 at this time and some of the State officials have come up and walked the property and checked the sewage system locations. After further discussion, the Board was in agreement in requesting Roy to present more definite plans re:

- 1) The Road Construction;
- 2) Culvert(s);
- 3) Erosion Control.

MORRISTOWN PLANNING COMMISSION MINUTES -- APRIL 17, 1990

It was then agreed by all parties to recess this hearing until 7:00 P.M. on MAY 1, 1990, in order for Roy to have the opportunity to have received the entire results from the State.

GENERAL INFORMATION: Mac advised he would be on vacation, therefore, would not be attending the April 24th and May 1, 1990 meetings.

Gloria advised she had received information the State has issued Carroll Lawrence an access permit onto RT 100 off of Town Highway #92 for a two-lot sub-division, though the Town had refused Lawrence.

That Mr. L. Lussier has amended his site plans from five (5) lots to three (3) lots due to the proximity of the church.

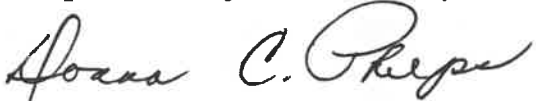
That Lee Zackery has applied to ACT 250 for a permit.

*litigation over the 2 lots by decree
Rev. Marcas
Hall*

Paul inquired if the meeting was considered adjourned and received no response.

Mac stated he had concerns reference the contents of the minutes as did Don, stating they felt the only contents necessary was the applicant's name; project, and motions made and action taken. Further discussion ensued.

Respectfully submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp