

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of April 16, 1991

Planning Commission Members Present: Jane Greene, Gene Fellows, Debra Mason, and Mac Miller

Members Absent: Gary Smith, Norman Nepveu, Adrian West

Also present: Gloria Wing, Zoning Administrator, guest list attached.

Meeting was convened at 7:40 p.m. by Acting Chair, Mac Miller.

LONE CEDAR ASSOCIATES - Pre-Application Review for 7 lot SD 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 for 3-bedroom homes. A 1600 ft. internal road terminating in a cul de sac will remain private by deed restrictions and be maintained by covenant. Access permit with conditions has been issued. Lots will have onsite individual wells and a combination of individual and shared leach field systems. A 100 foot buffer zone will be maintained along Jacobs Brook which borders the property. Application for Act 250 Permit has been initiated.

Items submitted: Sketch plan, waste water plan and test pit log, access permit

Mason moved, seconded by Greene to consider this application as a major subdivision under Section 250 of Morristown's Interim Subdivision Regulations. Motion passed unanimously.

Site walk is scheduled for Saturday, May 4, at 10 a.m.; Warned Hearing on May 7 at 7:45 p.m.

*d/b a
GREEN Mtn.
SANITATION* GREEN MOUNTAIN SANITATION - Site Plan Review for terminal and maintenance garage for sanitation trucks and recycling operation on Stafford Avenue. ALLEN NEWTON & RAUDY TOWNS represented Richard Towns. Current owner of property is Howard Manosh. Property is currently under option to Lamoille County Solid Waste Management District. Towns requests review of proposed site plan in event that the option is not exercised by its termination date in July and Green Mountain chooses to purchase the property.

Proposed site modifications include addition of 2-stall maintenance garage; construction of concrete bins with roofs for storage or recyclable items; additional parking for employees; relocation of right of way; and additional grading in the back yard to provide more truck parking. Parking and storage areas would be paved.

The property zoned for industrial use, and no further local permits will be required. The garage construction will require Act 250 review. Concern was expressed for Cadys Falls Wellhead Protection Area and its location in relation to truck washing and

maintenance operations.

The business currently has 25 employees, and will have 40 after the proposed expansion. The stove-manufacturing firm also occupying the site employs 13. Green Mountain Sanitation operates 24 hours a day, but with only 1 employee outside normal working hours.

This hearing was recessed to a site walk scheduled for Saturday, May 4 at 9 a.m.

RAMONA FARRAND - Amendment to Subdivision Permit. Robert Magoon represented Ms. Farrand who requested that the permit issued 2/5/91 for her property off RTE 15 be amended to create a third lot. Farrand has sold the 3.8 acre lot (and home) which was initially permitted, and would like to retain the adjoining 2.7 acres to the north for future sale to the same buyer. Resulting acreage would be approximately 3.8 acres for Audy (new owner), 3.5 acres including the existing road for Manosh; and 2.7 acres retained by Farrand. The new lot has no development rights.

Decision: Motion by Greene to grant the amendment was unanimously approved.

CARROLL LAWRENCE - Pre-Application Review of 2 Lot subdivision at the end of TH 71, Lawrence Road. Approximately 9 acres would be divided into one lot of +/- 2.5 acres with existing residence, and second parcel of +/- 7 acres with ~~existing~~ garage. Both parcels will be accessed by existing 50 foot right of way off the end of TH 71. Spring water system located on +/- 7 acre parcel will have easement to convey rights to future home owner on other lot. Applicant submitted a State of Vermont Deferral of Permit for the +/- 7 acre lot, and a Letter of Exemption (from state subdivision review) for the house and 2.5 acres to the planning commission.

Planning commission voted unanimously on motion by Greene to consider this a Minor Subdivision for review according to Section 230 of Morristown's Interim Subdivision Regulations.

A site walk is scheduled for Saturday, May 4, at 11:30 a.m., followed by a warned hearing on May 7 at 8:00 p.m.

CARROLL LAWRENCE - Pre Application Review of Subdivision of 10.29 acre parcel on RTE 100 and TH 92. Lawrence presented sketch plan for what will eventually be a 5 lot subdivision. At this time, he requests approval to develop only lots 1 & 2, both +/- 2 acres. A shared leach field has been permitted by the state, and installed to serve both lots. This permit will require amendment to accommodate a change in the Lot 1 house site. A home has already been constructed on Lot 2 with local building and access permits. Lawrence plans to apply for an access permit for Lot 1.

Concerns were expressed regarding the proximity of Lot 1 driveway to a spring serving Foss and Allen residences, and a tree on

Bettis property.

Debra moved to consider this a minor subdivision application for 3 lots - Lots 1 & 2 plus the remainder of the parcel. The applicant will return for a permit to develop the remaining +/- 6 acres as a Major Subdivision. Unanimously approved.

This application will be reviewed under Section 230 of Morristown's Interim Subdivision Regulations. A site walk is scheduled for Saturday, May 4, at 11:30 a.m. followed by a warned hearing on May 21 at 8:00 p.m.

Meeting was adjourned at 9:35 p.m.

Respectfully submitted,


Debra Mason, Clerk