

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of April 6, 1993

Meeting was called to order at 7:40 p.m.

Planning Commission Members Present: Adrian West, Jane Greene, Debra Mason, Normand Nepveu, George Robson, Bill Bourne. Others Present: Gloria Wing, zoning administrator and applicants.

Minutes of March 9 were approved with amendments.

STANCLIFF - Site Plan Review of lot line changes off TH99. Stancliff wishes to convey a less than one acre of land to adjoining property owner Ianni. The land consists of 25' x 50' plus additional frontage on TH 99 which ends at a cul de sac on Ianni's property. The purpose is to provide Ianni with land to plant trees to shield his property from the road. TH 99 provides access only for the Ianni property.

Decision: The application was reviewed according to Article V of Morristown's zoning bylaw and approved unanimously upon motion by West.

VOYER - Site Plan Review of proposal to create miniature golf course in portion of parking area off Brooklyn Street. The course will use part of parking area used by Morrisville Bowl during its winter leagues. It will be in operation from approximately May through Labor Day. No additional lighting will be installed. The course would be enclosed by a 4' high chain link fence. The existing access to the property would be used.

Decision: The application was reviewed according to Article V of Morristown's zoning bylaw and approved unanimously upon motion by West.

DUBOIS - Site Plan Review of construction of two additional hanger buildings at Morrisville/Stowe Airport. Buildings, each approximately 40' x 90', are to be located on opposite ends of the 54 acre airport facility. The construction will accommodate plane owners who currently use outdoor tiedowns, and is expected to generate no new traffic on the site. Applicant will plant trees at least 4" in diameter and 6' high to shield 4 existing hanger buildings as well as the portions of the new construction which is exposed to RTE 100 and adjoining properties. The trees will be of a species suitable to the site conditions.

Decision: The application was reviewed according to Article V of Morristown's zoning bylaw and approved unanimously upon motion by West.

MANOSH - Site Plan Amendment for carwash off Brooklyn Street. Due to economic conditions, applicant wishes to decrease size of proposed car wash from 3,516 sq. ft. to

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1,948 sq. ft. The facility will house two bays, rather than the three originally proposed. All other features of the original approved site plan remain as approved.

Decision: Application was reviewed according to Article V of Morristown's zoning bylaw. Amendment will not affect any of the criteria subject to site plan review. Amendment is granted by unanimous vote upon motion by Bourne with Commissioner West abstaining from the vote.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Debra Mason

ADDENDUM :

SUGAR HOUSE RIDGE ASSOC. - STRAWBERRY FIELDS - PRD

*NEPUEU MOVED TO ADOPT DECISION WITH
CONDITIONS AS AGREED UPON IN DELIBERATIVE
SESSION. PASSED UNANIMOUSLY.*