

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of April 5, 1994

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

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

Commission discussed future work sessions on bylaw changes with planners Deb Sachs and Mike Munson. A work session is scheduled for April 12 at 7:30 p.m. at the Public Safety Building.

Dawn Andrews and Peter Bourne discussed their desire to add another tank to their fuel storage area on RTE 100 South. The facility is an pre-existing non-conforming use. There is no provision for fuel storage "tank farms" in the zoning ordinance.

DEMARS - Site Plan Review of addition to existing office building. Oneal Demars is the applicant.

Findings of Fact:

- 1) Applicant proposes to add approximately 3,300 sq. ft. (26' x 128') of office space to his existing facility located on 12.8 acres off Professional Drive, a private road. The addition will be a single story with wood clapboard siding and roof pitch to match the current facility.
- 2) The addition will house an additional 12 offices for state employees. Applicant stated that the new spaces are not expected to generate additional visits to the site except by the employees themselves.
- 3) The existing access off Professional Drive will be used, and traffic circulation patterns will be maintained.
- 4) Twelve employee parking spaces will be added at the rear of the building, and six at the front to accommodate visitors.
- 5) Applicant testified that some fill will be required to level the site. An existing drainage ditch will be moved closer to RTE 100. Otherwise, stormwater drainage will remain the same.
- 6) Existing tree line screening the site from RTE 100 will be substantially preserved with the addition of several trees and some smaller plantings as shown on the site plan.
- 7) There will be no additional lighting.
- 8) A silt fence will be used to control erosion during construction.
- 9) Applicant has letters from Morrisville Water & Light, Morrisville Fire Department, and Morrisville Rescue Squad affirming their ability to provide services to the addition.

Decision:

The application was reviewed according to Article V of Morristown Zoning Bylaw and approved unanimously upon motion by West pursuant to the site plan, specifications, and evidence presented. . The approval is contingent upon Act 250 review of the project. The applicant is required to complete the project consistent with the commission's findings and conclusions and the approved site plan and exhibits.

LAMOILLE FAMILY CENTER - Site plan review of renovation and change of use for residence on Cadys Falls Road. Ann Dunn represented Lamoille Family Center, a private non-profit organization which provides community social services. Dunn presented plans which include the construction of additional parking, exterior and interior renovation of an existing home and garage for use as office and meeting space. The proposed use is a community facility which is allowed in this zoning district as a conditional use. The applicant has received approval from the board of adjustment. Issues discussed were landscaping, traffic access, and parking. Applicant has agreed to consult with the VT Agency of Natural Resources regarding the wetlands adjacent to the property. Hearing was recessed to May 3 with a site walk at 7:15 p.m. and resumption of the hearing at 8:15 p.m.

FINNEY - Preapplication meeting for 2-lot subdivision off Fitzgerald Road. Todd Finney presented plans to subdivide a 4.3 acre lot from his 50.5 acre parcel. The application was classified a Minor Subdivision. No hearing has been scheduled.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Debra Mason