

Gloria

MORRISTOWN PLANNING COMMISSION MINUTES -- APRIL 3, 1990

MEMBERS PRESENT: Paul Nesky; Mac Miller; Don Avery; Debra Mason; Jane Greene; Norman Nepveu and Adrian West.

MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: (ABSENT) Gloria Wing.

The meeting was called to order at 7:38 P.M. by Chairman Paul Nesky who reviewed the minutes of 03/06/90 for amendments-/corrections. Jane advised she would like a change in the last paragraph to read "to when a final decision is made". Don seconded. Unanimously in favor.

Don then made the motion accept the minutes with the above amendment. Mac seconded. All in favor.

7:44 P.M. -- WARNED HEARING/CARROLL PETERS: SITE-PLAN APPROVAL FOR A 3-LOT SUB-DIVISION w/DEFERRED LOT ON LAWRENCE ROAD on 9 acres. Lot #1 was an existing building lot; Lots #2 and #3 needs approval, with Lot #4 being less than required acreage therefore being deferred to the State of VT. Mr. Peters came before the Board for a Preliminary Hearing and it was determined this would be examined as Major Sub-Division due to being 4 lots.

Mac made the motion this application be approved as submitted at the Preliminary Hearing. Adrian seconded. Paul advised Bill Moulton has not voiced any objections to this development plan. Don; Jane; Debra and Norm stated they wished to conduct a Site-Walk of the property. Adrian made a motion to call the question. There were four (4) negative votes, being Jane; Don; Debra and Norm. Mac then made the motion to schedule a Site-Walk on Saturday, 04/07/90 at 9:00 A.M. Paul seconded. All in favor. Hearing Recessed.

8:00 P.M. -- WARNED HEARING/CARROLL PETERS: SITE-PLAN APPROVAL FOR A 4-LOT SUB-DIVISION ON COCHRAN ROAD (ROLLING MEADOWS) near the Town Garage. Mr. Peters had previously come before the Board for a Preliminary Hearing and has since revised Sheet #1 of his previous plans as the result of Bill Moulton's concerns regarding the driveways to the building sites.

Adrian inquired if Mr. Peters was aware of the bad water in this area. Mr. Peters advised the situation has been remedied; that engineers, Dubois & King, studied this area and recommended drilling a well which was done due to the salt shed problem. Adrian advised the water was bad prior to the salt shed problem and wanted it on record that Mr. Peters is aware of that and requested Mr. Peters to provide the Board with engineer's water test results and release the Town from any liability for future water problems; that this information be kept on file in order to establish a bench

mark for the Town for future references.

Mrs. Griswold voiced her concerns regarding her water lines, as did George Barton, who advised that five residences depend on the water source that runs through this property. What happens if these water lines are damaged during excavation.

Peters advised he would be responsible for any damage occurring as the result; that sewer lines can pass within ten (10') feet of water lines.

Mr. Barton asked what the plans were for the sewage system. Mr. Peters advised all would be in-ground systems that have been reviewed by the State and permits have been issued for same; as have the revisions for driveways for three (3) lots; that Lot #4 consists of 15 acres and will not be developed at this time.

Mr. Peters was asked if this project and the Sugar Ridge Project on Lawrence Road had to go through ACT 250. He advised this has ACT 250 approval, with the Sugar Ridge Project now in the ACT 250 process.

Mac made the motion to schedule a Site-Walk of this property on Saturday, April 7, 1990 at 9:30 A.M. Debra seconded. Unanimously approved.

Paul advised the adjoining neighbors should indicate the location of their water lines to Mr. Peters. Hearing recessed.

GENERAL DISCUSSION: Paul advised the Board that Tony Voyer had spoken with him about his change of plans for property on Maple Street; that after being advised of Mr. Voyer's plans, it was advised that Mr. Voyer would have to re-apply for a Warned Hearing for his plans.

8:21 P.M. -- PRELIMINARY HEARING/CARROLL PETERS presented plans re: **WALTER SARGENT PROPERTY-2 LOT SUB-DIVISION** located on the Upper Elmore Mt. Road, T.H. #39. The total acreage of these two lots is 29.2 acres. Lot #1 deeded to John Sargent and Caroline McKinney consists of 2.5 acres, with 26.7 acres remaining. This property has 145' +/- frontage on a public highway, with the internal roadway length being approximately 771', being a 50 right-of-way. Mr. Peters advised that Brenda Snow, adjoining property owner will be exchanging easements with Sargent & McKinney. The proposed septic system will be in-ground and pumped up hill.

Norm made the motion this application be classified as a Minor Sub-Division, consisting of 2 Lots. Don seconded. Unanimously in favor.

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Bill Moulton advised the Board that if a Site-Walk was conducted of this property to take into consideration the water run-off and culvert, as it is a potential problem with the increase in run-off/drainage. John Sargent advised he was going to speak with Brenda Snow regarding having only one driveway. Bill stressed to the Board to be aware of the culvert/drainage where the water crosses the roadway.

Don recommended a Site-Walk of this property after discussing the grade and ease of access for emergency vehicles. Mr. Sargent advised the critical grade for emergency vehicles is in the area by Brenda Snows.

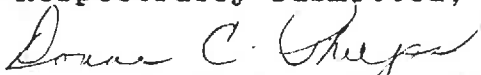
Bill Moulton advised if they made the road wide enough, he didn't believe there would be a problem, but would not recommend less than a 100' circumference.

Norm recommended the Board conduct a Site-Walk on 04/21/90 at 9:00 A.M.

The applicant was advised this would still have to be a Warned Hearing Application.

The meeting was adjourned at 9:05 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

