

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of April 2, 1991

Planning Commission Members Present: Gary Smith, Norman Nepveu, Adrian West, Jane Greene, Gene Fellows, Debra Mason

Members Absent: Mac Miller

Also present: Gloria Wing, Zoning Administrator; Patti Spear, Circuit Planner, Guest list attached.

Meeting was convened at 7:30 p.m. by Chair. Minutes of March 5 were read and unanimously approved with no amendment. Mac Miller was chosen to preside over hearings April 16 in absence of Chairman Smith.

FOSS - Application for 2 lot SD on RTE 100 South. Alan Foss proposes to subdivide existing 7 acres with conditional use permit for commercial business into 2 lots of 1.4 and 5.6 acres.

Findings of Fact: Right of way will be provided through lot 1 to lot 2 on south side of lot 1. Applicant has variance for septic system setback from BOA.

Decision: This application was reviewed under Section 220 of the Interim Subdivision Regulations (Minor Subdivision Requirements). Move was made to approve by West. Nepveu expressed reservations about the process of review and approval and abstained from the vote. Approval was granted with the following conditions:

Zoning Administrator to receive final plat as specified in regulations

The remaining 5.6 acres of the lot will revert to rural residential classification under Morristown Zoning Bylaw

Approval is contingent upon receipt of state permits.

ST. CYR - Application for 2 lot SD of Cote Hill RD. (TH7). Total acreage is aprox. 28. Lots will be 5.6 and 22.4 acres. 5.6 acre lot with existing dwelling has been exempted from state subdivision review. Remaining acreage which will be retained, contains new house and mobile home. St. Cyr will retain water rights on the 5.6 acre lot.

Findings of Fact: This application was reviewed under Section 230 of the Interim Subdivision Regulations (Minor Subdivision Requirements). Provisions for water and sewer have been adequately satisfied in regard to currently proposed development. Road access is adequate.

Decision: Application was unanimously approved on motion by Greene.

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MONKS - Application for 14 lot SD in Sterling Valley. Monks is representing Cherokee Holdings. Planning Commission approved motion by Mason to waive Section 250.6 of the Interim Subdivision Regulations requiring it to make a decision within 45 days of formal submission of the application. Decision will be made within 45 days of the close of the hearing.

The following were submitted to the planning commission:

- *revised site plan
- *plan for stormwater runoff (copy supplied to Stevens)
- *phasing plan
- *covenants as presented with previous application

Monks outlined changes to plat from that originally proposed and rejected. Changes include:

- *Addition of 1 retained parcel of 25 acres
- *Moving roads further into the wetland areas to eliminate common ownership of wetlands;
- *Current monitoring of water table to determine suitable septic system arrangements. New plan calls for individual onsite systems for all lots. Developer is considering 1 or 2 community leach fields to service some or all of Morristown lots. This would eliminate need for mound systems.
- *Plans now have 2 detention basins for stormwater runoff/fire pond use.
- *Access off town highway 64 removed. All lots (except the retained parcel) will access from Maple Run Lane in Stowe

Concerns expressed by planning commission members:

- *Bill Moulton still unconvinced about the effectiveness of detention ponds.
- *State requires stormwater drainage permit and should be consulted now.
- *Part of one detention basin is now in wetland - Will need written approval from Dept. of Water Resources on this and new road location.

Hal Stevens, representing adjoining property owner Lowenstein, expressed concern over increased stormwater runoff and placement of culvert which routes water directly toward Lowenstein property. Stevens also mentioned the project's impact upon roads and any restrictions upon the retained parcel. Monks observed that the project will use existing drainage pattern; project will not impact roads adjacent to Lowenstein's retained parcel contains deer corridor which, he feels, will limit its future development potential.

Hearing was recessed to May 7, 1991 - 8¹⁵ pm

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CALDWELL - Application to create 5 lots from 26.69 acre parcel. Lot sizes will be 2.03 - 2.28 acres with retained lot of 19.86 acres. Lots will be accessed by 50' ROW through Duffy property to Randolph Rd. Access road will be built to town standards.

Findings of Fact: Lots meet all requirements for size, setback, access, sewer and water. Pond located on Lot 2 will provide water for fire fighting.

Decision: This application was reviewed according to Section 250 of Morristown's Interim Subdivision Regulations (Requirements for Preliminary Plat - Major Subdivision). Approval of the preliminary plat was granted unanimously on motion by Nepveu with conditions:

Contingent upon state permits

Engineering data with fire hydrants to be supplied

Covenants to include building insulation criteria per Act 250 standards

Meeting was adjourned at 9:35 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Debra Mason", is written over a faint, larger signature.

Debra Mason, Clerk