

Morrisville/Morristown Planning Commission
March 10, 1992

Planning Commission Members Present: Gary Smith, Jane Greene, Debra Mason, Normand Nepveu, Adrian West, Bill Bourne.

Others Present: Gloria Wing, Zoning Administrator & Guest List attached.

Meeting was called to order by Chairman Smith at 7:40 p.m. Minutes of February 4 were approved as presented.

Gloria announced that she has withdrawn her resignation. She submitted a status report on permits issued by the Commission. This prompted a request for follow-up on permit conditions which have not been fulfilled within a certain period of time.

AMES - Warned Hearing of 2-Lot subdivision on RTE 100 South. ^{Allen} Alan Newton represents Gail Ames who proposes to divide an existing home and +/- 3 acres from a +/- 20 acre property, leaving +/- 17 acres undeveloped. The existing home has received a subdivision permit exemption from the State. Newton submitted a letter from the VT Highway Dept. accepting the proposed RTE 100 access on the North side of the property contingent upon local approval. The landowner has no development plans for the property at present.

Findings: The applicant has met the requirements of Section 230 of Morristown's Subdivision Regulations.

Decision: This Minor Subdivision is granted final plat approval by unanimous vote of the Commission upon motion by West. Gary Smith abstained from the vote.

ROBSON - Warned Hearing of 2-Lot subdivision on Mud City Loop (TH 30). Division will create a 25-acre lot for sale, leaving approximately 226 acres undeveloped. ^{Allen} Alan Newton represented Bruce Robson, submitting results of perc tests and proposed septic system design for the 25 acre lot. Water supply will be a drilled well on site.

Findings: This Minor Subdivision was found to meet the requirements of Section 230 of the Town's Subdivision Regulations, contingent upon receipt of an town road access permit.

Decision: Final plat is approved unanimously upon motion by Nepveu, contingent upon receipt of town road access permit.

MADDEN - Warned Hearing of amendment to plat originally approved as 3-Lot Subdivision on corner of Stagecoach Road and Magoon Road. Ashley Madden, represented by Roy Marble, wishes approval for lot-line changes and additional lot. Applicant submitted a new state subdivision permit and town road access permit for the additional lot.

Findings: Amendment to this plat creates a Major Subdivision of 4 lots. Preliminary Plat was found to meet the requirements of Section 250 of Morristown Subdivision Regulations with the exception of submission of a GIS scale map and zoning designation.

Decision: Preliminary plat approval was granted unanimously upon motion by West, contingent upon receipt of GIS scale map and zoning designation.

SPREDA - Preapplication meeting for 5-Lot subdivision off Stagecoach Road. Applicant proposes to divide 38-acre parcel into lots ranging in size from 5 to 11 acres, leaving existing farmstead with 10 acres. No new roads will be created. Two private drives will serve 2 lots each with existing farmhouse lot served by existing access. This property is under Act 250 jurisdiction due to development activities of previous owner (Percy). Spredda has contacted state wetlands and wildlife biologists, for review of wildlife habitat and stream crossing for new driveways. The property adjoins a 50-acre property with an active gravel pit. Applicant was requested to acknowledge the rights of the existing gravel operation within covenants for the new residential lots.

The application was classified a Major Subdivision and will be reviewed according to Section 250 of Morristown's Subdivision Regulations at a warned hearing scheduled for April 7 at 7:45 p.m. A site walk has been requested by the Commission and will be scheduled as weather permits.

CHEROKEE HOLDINGS - John Monks representing Cherokee Holdings described changes in Major Subdivision plat as result of Act 250 review. Changes are in covenants and in the amount of clearing which will be allowed on each 2-acre lot. Terms of a letter of credit to cover future drainage problems created by the development were also discussed. Section 260.1 requires the applicant for a Major Subdivision to submit a Final Plat within 6 months of Preliminary Plat approval. Applicant requests an extension of Preliminary Plat approval until state subdivision and Act 250 permits are in place.

Upon motion by Nepveu, Commission unanimously granted an extension of the Preliminary Plat Approval until such time as state permits are in place.

Meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Debra Mason