

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of March 9, 1993

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

Planning Commission Members Present: Debra Mason, Normand Nepveu, George Robson, Bill Bourne, Adrian West, Jennifer Willingham and Jane Greene. Gloria Wing was also present. Others Present: Guests on attached list.

Minutes of February 2 were approved.

Gloria Wing handed out an information sheet regarding the upcoming joint meeting involving future growth and infrastructure to be held at the Public Safety Building on April 20 at 7:00 p.m.

Gloria Wing will be away from March 16 to April 6. Don Anderson will act as Interim Zoning Administrator.

ROWELL- Preapplication hearing of 2-lot SD on Cochran Road.

Findings of Fact: Applicant wishes to divide one 2.0 acre single family lot from existing 29.4 acre trailer park. The mobile home park has 53 home sites available, and currently 47 are occupied. The mobile home park was developed prior to current zoning by-laws, thus it has a grandfather clause. The proposed lot will have an on-site well as well as an on-site septic system.

Applicant submitted an Act 250 application as well as the necessary state permits which are pending.

Decision: Several board members expressed concern about the density which has already exceeded the maximum density allowed in the Town according to 487.2 - General Standards of Mobile Home Parks. Hearing was recessed to a later date at 7:53 p.m. in order to seek legal advice. *WARDEN HEARING ON 4/6/93 AT 7.45 P.M.*

DUBOIS - Site Plan Review- 2 Buildings/4 Hangers at Airport was postponed.

SUGAR HOUSE RIDGE ASSOCIATES - Recessed hearing of Preliminary Plat Review for 27-lot PRD on Rt. 100 South. Darrow Mansfield of Charles Burnham, Inc., Dave Peatman, and Harold Stevens, attorney-at-law, represented the applicants. Alan Thorndike representing adjoining property owner, Golden, was also present.

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Findings of Fact: Applicants presented the outstanding items. One was a letter from The Fire Department regarding the firepond. An agreement was made by Gail Ames and the Sugar House Ridge Associates to have access to the firepond in the form of a dry hydrant.

In regards to Lot #28 which was landlocked, Sugar House Ridge Associates created a right-of-way from an existing lot.

Harold Stevens explained covenants and by-laws for Sugar House Ridge Homeowner's Association. Items discussed were: Conservation items, joint ownership, joint liability, liens as related to the Town and non-profit Homeowner's Association, management of road, sewer and common areas. Other specific items addressed at prior meeting regarding Airport Landing Pattern and close proximity to High Voltage Lines were included in the Covenants.

Alan Thorndike expressed concern about the Habitat Wildlife Management Plan being incorporated into the covenants and by-laws of the Homeowner Associates. Of particular concern to Mr. Thorndike was how it related to Lot #5.

Also, letters were submitted from the Superintendent of School and H.A. Manosh about the water supply.

Alan Thorndike also mentioned the possibility of street lights. Darrow Mansfield said there are not any proposed street lights at this time.

Decision: The covenants were submitted to the Planning Commission for review along with the copy of the Act 250 application and all related material. Motion to close the hearing at 8:45 p.m. in order to render decision in deliberative session. Motion was seconded. *THORNDIKE TO PRESENT LAUGH RE: HIS CONCERN*

Deliberative session will be Tuesday, March 16 at 7:30 p.m. on Preliminary Plat Approval for Sugar House Ridge Associates.

Rules of Procedure were signed and a copy will be made available at the next meeting.

The next work session on by-law changes will be Tuesday, March 23 at 7:30 p.m.

Informal discussion on the signs and potential sign regulations.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Jennifer Willingham