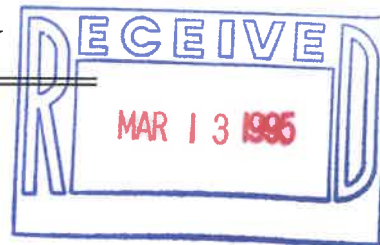


MORRISVILLE/MORRISTOWN PLANNING COMMISSION



Minutes of March 7, 1995

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

Planning Commission Members Present: Debra Mason, Norman Nepveu, George Robson, Rich Furlong, Sam Guy, Jane Greene. Members Absent: Bill Bourne. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of February 21, 1995 were approved with corrections.

In initial business:

The zoning administrator was instructed to request a legal opinion from VLCT regarding a local request to build a home on 2 acres which already has a business.

The chair will meet with the chair of the selectboard regarding administration of the onsite septic ordinance and zoning administrator's job description.

The chair will contact federal department of Labor & Industry regarding regulations governing overtime compensation.

The commission and zoning administrator agreed to adopt the following office hours:

Monday	7 a.m. - 2:30 p.m.
Tues., Wed., Thurs.	8:30 a.m. - 12:30 p.m.

Afternoons will be devoted to enforcement and appointments with applicants who cannot make the scheduled hours. This schedule is intended to give the zoning administrator flexibility to better meet the needs of the public, as well as to adapt to fluctuations in work load.

Public hearing was opened at 7:30 p.m.

DOE - Warned hearing for 2-lot subdivision off Silver Ridge Road. Garry and Lois Doe are the applicants.

Findings of Fact:

- 1) The applicants wish to divide approximately 9 acres into 2 lots. Lot A will be approximately 2.5 acres with their existing home. Lot B will be 6+ acres.
- 2) The land is open along the road, and wooded in the rear with a 1-acre meadow area. There are no streams crossing the property.
- 3) Lot A is served by a private drive with an existing curb cut on Silver Ridge Road. Lot B will be served by a private drive branching from the existing private drive via a 50 foot deeded right of way.
- 4) Lot A is fully served with water from a drilled well, onsite septic system, and power.
- 5) Applicants provided plans for Lot B showing sites for an onsite drilled well and septic system. A state subdivision permit application has been submitted.
- 6) Power for Lot B will run underground from a pole on Silver Ridge Road via a deeded easement from an adjoining property.

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- 7) Applicants produced signatures from local services attesting to no unreasonable burden.
- 8) There are no covenants or deed restrictions proposed for the 2 lots.

Conclusion:

Application substantially meets the requirements of Article IV of Morristown Subdivision Regulations.

Decision:

Unanimous approval was granted upon motion by Nepveu, contingent upon receipt of state permits. This decision incorporates all representations made by the applicant and all documents, plans, and other information submitted in the application, as amended previous to the close of the hearing record on March 7, 1995. Permittee is obligated to complete and maintain this project only as submitted to and approved by this commission, including conditions imposed by the commission.

BROUSSEAU - Warned hearing for 2-lot subdivision off Cadys Falls Road. Patricia Brousseau and her son, James, are the applicants.

Findings of Fact:

- 1) Applicants propose to subdivide 2 acres from a 26-acre lot. The 2-acre lot will be subject to a 60-year lease between the applicants.
- 2) The property is primarily wooded with a clearing surrounding an existing camp in the rear.
- 3) The 26 acres is accessed by an existing private road with a 50-foot deeded right-of-way through the property of Waja, Inc. to an access on Cadys Falls Road. The new lot will have a private drive with an easement to use the existing road subject to the lease.
- 4) The 2-acre lot will have onsite septic disposal and a spring. A state subdivision permit was presented with the application.
- 5) Power will be supplied from lines serving the existing camp per an easement.
- 6) Applicants have requested response from local service and facilities providers.
- 7) No covenants are proposed as part of the lease.

Conclusion:

Application substantially meets the requirements of Article IV of Morristown Subdivision Regulations.

Decision:

Unanimous approval was granted upon motion by Greene, contingent upon receipt of support letters from local service providers. This decision incorporates all representations made by the applicant and all documents, plans, and other information submitted in the application, as amended previous to the close of the hearing record on March 7, 1995. Permittee is obligated to complete and maintain this project only as submitted to and approved by this commission, including conditions imposed by the commission.

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ALLEY - Hearing recessed to April 4, 7:45 p.m. at applicant's request.

TEWHILL - Hearing recessed to April 4, 7:45 p.m. at applicant's request.

LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT/MANOSH - Hearing recessed to April 4, 7:45 p.m. at applicant's request.

Hearing was closed at 8:30 p.m.

Other business:

* A work session is scheduled for Tuesday, March 14 at 7:00 p.m.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Debra Mason