

MORRISTOWN PLANNING COMMISSION MINUTES

DATE *MARCH 5, 1991*

MEMBERS PRESENT: Gary Smith, Chair; McDonald Miller; Jane Greene; Normand Nepveu; Eugene Fellows

MEMBERS ABSENT/EXCUSED: Adrian West, Debra Mason

ZONING ADMINISTRATOR: Gloria Wing

TOWN CIRCUIT PLANNER: PATTI SPEAR

GUESTS/APPLICANTS: Allen Foss, Howard Carroll, Michael & Page Caldwell, Alex Hemphill, Clayton Lacksmy, David Allen, Allen Newton, John Monks, Gladden O'Neil, William Moulton

The meeting was called to order by Chair at 7:35 PM.

PRE-APPLICATION HEARING: Alan Foss, d/b/a A. R. Foss, Inc., was sworn in for presentation of a two (2) lot subdivision (SD) on Rt. 100, S. This will be reviewed under Sec. 220 of the Interim Subdivision Regulations of the Town of Morristown. (ISR) He has 7 acres and will SD to 1.4 and 5.6. Lot # 1, 1.4 acres, is a commercial lot with his business buildings. Lot # 2, 5.6 acres, is retained with no plans for development at this time. A ROW through Lot # 1 to Lot # 2 is planned on the south side of the lot. He obtained a variance for setback of septic system in 1987 from BOA which will be reviewed 3/13 by BOA for renewal. Application was classified as MINOR on motion by Greene and passed. Warned hearing is scheduled for April 2nd at 7:30 PM.

WARNED HEARING: Howard Carroll, representing Loren Darling, presented a site plan for a two lot SD. He was duly sworn. This will be reviewed under the ISR of the Town of Morristown, Sec. 230. He has 24 + acres off Golf Course Rd. and TH 92. He is deeding 2.18 acres to Carroll Lawrence. He plans no development on the remaining acres at this time. The 2.18 acres has deed restrictions; namely, that the lot will not be developed, an underground pipe for sewage disposal can be installed and Darling reserves the right to plant and harvest trees on this lot. The state has issued a waiver of development rights for the SD. Neighbors were present to express concerns of future plans for development by Lawrence with the deeding of this lot. The same concerns were expressed by the PC members. Nepveu moved to go into deliberative session, passed.

PRE-APPLICATION HEARING: Michael Caldwell et al, represented by Howard Carroll, is applying for a five lot SD on Randolph Rd. This will be reviewed under the ISR, Sec. 220. There is a total of 26.69 acres with access by a ROW off Randolph Rd., adjacent to the Duffy property. This access has been approved by the Town. Four new lots will be created, ranging in size from 2.03 to 2.28 acres. The road will be built to Town standards. The lots will have single family residences, 3-4 bedrooms. State permits will be forthcoming. Application is classified MAJOR on motion by Miller and passed. Warned hearing is scheduled for April 2nd at 8:30 PM.

RECESSED HEARING: William McGee, representing Mabel Walton, returned for site plan review of a four lot SD on Mud City Loop. The application was approved as complete on motion by Miller. The application will be reviewed under ISR, Sec. 410 -490. After review and discussion, testimony was closed on motion by Nepveu for deliberative session.

PRE-APPLICATION: Allen Newton, representing Leo St. Cyr, presented site plan for a 2 lot SD off Cote Hill Rd. Newton was duly sworn. This will be reviewed under ISR, Sec. 220. St. Cyr has 28+ acres. He will SD 5+- acres that is the site of his present home and buildings. He has a new house and mobile home on the remaining acres. He plans on selling the 5 acre lot but retaining the water rights. Miller moved to classify application as MINOR, passed. Warned hearing is scheduled for April 2nd at 7:45 PM.

PRE-APPLICATION: John Monks, representing Cherokee Holdings, is re-applying for a 14 lot SD in Sterling Valley. This will be reviewed under ISR, Sec. 220. Monks was duly sworn. Amendments to the original 22 lot SD were reviewed. These include roads, septic and number of lots. The detention and fire ponds will remain in same areas but will be revised. The access road on Town road may be removed, with access to all lots being on Maple Run Lane, Stowe. Monks to meet with Selectmen re: roads and culverts 3/18. He has met with school board to discuss school bus issue. Concerns remain re: storm drainage and busing. Monks requested that utility plan be deferred to a later date. Nepveu moved to classify application MAJOR, passed. Warned hearing scheduled April 2nd at 7:45 PM.

Minutes for 2/5 were reviewed and passed on motion by Greene.

Meeting adjourned 9:20 PM on motion by Greene.

Respectfully Submitted,

Gloria Wing, Scribe