

Gloria

MORRISTOWN PLANNING COMMISSION MINUTES -- FEBRUARY 20, 1990

BOARD MEMBERS PRESENT: Paul Nesky; Don Avery; Norman Nepveu; Debra Mason; Mac Miller and Jane Greene.

BOARD MEMBER ABSENT: Adrian West.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: List attached to original Minutes.

The meeting was called to order at 7:33 P.M. by Chairman Paul Nesky, who reviewed the minutes of 02/06/90 for amendments/corrections. Jane made the motion to waive acting on the minutes until the next meeting. Norm seconded. All in favor.

7:35 P.M. -- **WARNED HEARING/DEAN & SHARON CHENEY**, assisted by Roy Marble, were present, applying for approval of a SPR of a two-lot sub-division in Sunset Acres. This meeting was rescheduled to tonight as the meeting of 01/16/90 was considered to be improperly warned.

Roy reviewed the information concerning the property located adjacent to T.H.#12 (Centerville Road) and Sunset Acres Road; that they have obtained the State Land Use Permit for Sewage Disposal; a Highway Access Permit from the Town and the covenants are still the same as previously stated.

The access permit is for one access, serving two (2) sites with approximately 45 degree rise up the driveway from access point with the driveway being approximately 275' long; using a right-of-way through Lot #B to get to Lot #A.

Adjacent lot owners were present and voiced their concern regarding allowing this lot to be sub-divided.

Don Anderson: Asked how this will affect the value of his property and presented photos of the area; how the increased drainage will affect the area; that all lot owners were under the impression this would be an eight (8) lot development, but it is turning into a nine (9) lots; that Bill Moulton advised there would have to have at least two (2) culverts.

Joe Wolchik: Cited Interim Sub-division regulations, Sections #460.1 & 460.3, Page 17 reference the application needs plans for erosion control; landscaping plans which it does not include, therefore, he believes the application is incomplete and the PC should not go forward with this hearing.

Joyce Leonard: That the location of the leach field is a straight line down hill from their well, which is 60' deep, a gravel developed well, consisting of no ledge, that they are concerned even though this plan does meet the required

footage for setbacks.

Nob Mercia: Inquired if all the board members have done a site-walk and familiarized themselves with this area.

Richard LaRose: Advised that unless the members have seen the amount of drainage, which is substantial, they can not make a qualified decision.

Joe Wolchik: That all lot owners, with the exception of Howard Manosh is in attendance; that the Plat requirements state 'meets the purpose & comfort of the the people; provide orderly growth and development'; that this is an example of "Disorderly" as all lot owners are here to oppose this.

Roy Marble: Believes this Minor Sub-Division Application is in compliance as required; that he does not know about the water run-off in the spring, but would ask for a positive vote on this application.

Mac made a motion to recess this hearing to Saturday, 02/24/90 @ 10:00 hours for the PC members to conduct a Site-Walk. Jane seconded. Unanimously approved.

Debra then made a motion to recess this meeting to 03/06/90 @ 8:15 P.M. Mac seconded. Unanimously approved.

8:30 P.M. -- F.W. WEBB/SPR, WAREHOUSE/STORAGE in Lot #2 of Industrial Park, represented by Rob Clark; George Peake and Phil Willey.

Paul advised this application will be examined under Title 24, VSA 4407 (5).

Rob Clark advised the building will consist of 10,000 sq. ft. to be used for wholesale plumbing & heating supplies only, with related out door storage, which will be surrounded with a 6' fence; the building will be 100' X 100'; a metal pre-fab structure, 20' to the eaves; 24' to the ridge-line, located beside the House of Pizza building, with one (1) granite sign which will be 15 sq. ft. in size. An appropriate sized culvert will be installed, though an access permit has not yet been obtained. The only water/sewage facility necessary will be for the bathroom facility. There will be underground utilities; initially there will be only two (2) employees, with a maximum of four. A double-line of pines will be planted for screening of the storage yard; the truck access will be located on the west side. Lighting will be two 150 watt sodium lights in front and back, mounted on the surface of building and screened down, same as most other businesses in the Industrial Park.

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George Peake gave the history of the company and presented photos of their Barre business.

A 14' berm will be created; this will be seeded and mulched and let grow wild with the natural flow of the land.

Jane inquired if the water run-off will affect the House of Pizza and was advised the will be a 1,000 gallon septic tank to take care of most water.

Norman doesn't believe it necessary for this to be lighted at night. Mr. Peake advised this lighted sign is their only advertisement, but a timer could be arranged for the lighting if the PC should require this.

There are ~~14~~ 14 parking spaces designated, with a maximum of 6 employees.

Mac advised the additional run-off from the paved parking must be addressed and provisions must be made to take care of this and contain the water. Mr. Willey advised he could terrace and install berms as the soil is excellent on the westerly side.

Don Avery requested an erosion control plan in writing. Rob advised the permit states 'will meet SCS guidelines/deadlines and weekly inspections'. Don stated he wanted to see it himself. Rob stated they could have this information in the next few days.

Bill Moulton suggested the run-off could be solved by installing a small berm around the area, with nice stones in the bottom, which would add character to the area, with plantings on the berm; that spring run-off is major time for problem; that summer storms can usually be handled.

Paul suggested recessing for a Site-Walk. Don made the motion to hold a Site-Walk on 02/24/90 at 10:45 hours. Mac seconded. Unanimously approved.

Don then made them motion to recess the meeting further to 03/06/90 at 9:00 P.M. Mac seconded. Unanimously approved.

9:23 P.M. -- SPR/TATRO BROTHERS CONSTRUCTION, represented by Dale Tatro and Roy Marble for the Al Spitzer property, located on RT 15, east and T.H. #18. They presented their plans, advising the Board of Adjustment had granted approval with conditions of increasing tree plantings on the eastern boundry and to keep within the 25' set-back requirement. They advised the house would most likely be occupied by his brother; the present garage would be offices for three people; the back would be parking for employees and three (3)

trucks; there will be no new construction.

Adjacent property owner, Eunice Tatro, came to the BOA meeting and had no objections; that if they needed more land or anything, she would help them. This will require some fill and some trees will have to be removed. They employ 8 to 10 people in the summer, but they usually leave from their home to the job site. There will be significantly less traffic than present operation.

Roy advised in grading the paved area from RT 15 to the shop, it will be sloped so as not to drain into Green River Brook.

Paul advised this was an ideal location for their business.

Don Avery made the motion to approve this with consideration preventing the drainage into the brook. Mac seconded. Unanimously approved.

FACTS OF FINDING: Based on and examined under Title 24, VSA 4407, this application was granted approval, with the conditions set-forth by the Board of Adjustment and consideration to prevent water drainage into Green River Brook.

9:50 P.M. -- SPR/GREEN MOUNTAIN LANDSCAPING/RICHARD LOWE, applying for an Expansion of a Conditional Use to allow construction of an arbor, measuring 10' X 70' false roofed structure; 2,100 sq. ft. of paved parking and a 3 ft. perennial bed on the LaPorte Road, RT 100-S in area zoned AG/RR; that he has received approval from the Board of Adjustment for a Non-Conforming Use. Richard advised he will be installing a stonewall around the lighted sign by the entrance. The lighting will be 12 volt, very low wattage, instead the flower bed; that he will come back before the Board with his plans for his private office. There is 430' of road frontage on a total of 4.6 acres.

Mac made a motion to grant Site-Plan Approval as presented. Norm seconded. All in favor. Unanimously approved.

FACTS OF FINDING: Based on and examined under Title 24, VSA 4407, this application was granted approval.

GENERAL INFORMATION: Gloria advised that Carroll Lawrence is putting in a road and Alex Hemphill is concerned as it is extremely close to his spring; that Lawrence advised he has a access permit onto RT 100, but Bill Moulton advises the State withdrew it due to it being dangerous to access onto RT 100 from there.

Also, the Ryan building is falling down behind Don Purcell, as is the chicken barn owned by Carroll Lawrence; this should

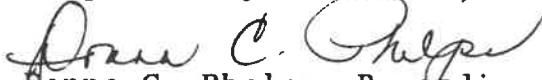
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be taken down for safety reasons.

The Board was reminded of the Site-Walk to be conducted on Cottage Street on 02/24/90; it was agreed to conduct same around noon, reference the Roy Marble/Ted Barnet subdivision.

The motion to adjourn was made by Jane Greene at 10:30 P.M. Don Avery seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

