MORRISTOWN/MORRISVILLE
PLANNING COMMISSION
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Minutes of February 17, 1998

Members Present: Rich Furlong, Jane Greene, George Robson, Sam Guy, Pat McCullock, and Dan Demars.

Members Absent: None.

The meeting was called to order at 7:00 PM. by Sam Guy, Chair.

ZONING AT THE MORRISTOWN-STOWE AIRPORT

Ken explained that Lisa Darden has found someone who is interested in putting a restaurant at the Airport. The zoning is Rural Residential with Agriculture. The gentlemen who was interested in the restaurant called to say that he was stuck at Logan Airport and was unable to make tonight's meeting. George and Jane explained that several years ago when the hangers were built that it was decided that the entire airport land is commercial and the restaurant would come before the DRB as a conditional use.

Discussion ensued about the properties surrounding the airport as between Charlie Hess and Ryder Brook Stables as this section of Route 100 South has a considerable amount of commercial businesses now. It was decided once the current changes are approved that the Planning Commission will study this area to see if any zoning changes should be made.

Subdivision Minimum Acreage:

Ken explained that the DRB has a concern on the minimum lot size, if the development road and its right-of-way are included in the minimum lot size. If the road is ever taken over we have created illegal undersize lots. What the intended was is that the development road and its right-of way should not to be included in the minimum lot size.

Rich made a motion to add a sentence to the subdivision regulation that "any subdivided lot must meet the minimum lot size, without including the "development road and its right-of-way" in the minimum lot size."

George seconded the motion and it passed unanimously

Mobile Homes: A problem that has come up on how to deal with mobile homes that are not set up as a dwelling and have the wheels and draw bar. It was decided to take out the word "provided" and that Ken will try to come up with better wording and will send it out the Commission members. If they agree with the new wording then it is to be included into the new bylaws.

Bylaws Amendment:

Jane made a motion to accept and go forward with the adoption process on the combined zoning and subdivision bylaws as presented in draft # 3 with the inclusion of the new "Business/Office Park District.
George seconded the motion and it passed unanimously.

Pat made a motion not to expand the Central Business District.
Jane seconded the motion.
Pat yes.
Jane, Dan, George, Sam, and Rich no
The motion was defeated.

George made a motion to expand the Central Business District as shown on the map and have this change be included in the bylaw amendments.
Rich seconded the motion.
Jane, Dan, George, Sam, and Rich yes
Pat no
The motion passed 5 to 1.

The Commission thanked Jane for her many years of service on the Planning Commission and wished the best in the future.

Jane made a motion to adjourn at 8:43 PM.
Sam seconded the motion and was approved unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.