

MORRISVILLE/MORRISTOWN PLANNING COMMISSION
BOARD OF ADJUSTMENT
MINUTES OF FEBRUARY 15, 1994

Meeting was called to order at 8:00 p.m.

Planning Commission Members Present: Jana Greene, Normand Nepveu, Jennifer Willingham, Adrian West and George Robson.
Board of Adjustment Members Present: Theresa Breault, Jean Wickart, Gary Nolan and Ida Mae Anderson.
Others Present: Ken Sweetser, Zoning Administrator, Fire Chief Camley and guests on attached lists.

MURPHY REALTY: Recessed Hearing for Site Plan Review of proposed Price Chopper located on the corner of Munson Avenue and Rt. 15. Mr. Bernard Murphy agreed to oral consent for the waiver requiring the needed quorum for both Boards as well as not to have any further expansion or modification of the proposed site plan at this time.

Testimony Presented: The square footage of the building has been increased to approximately 54,600 including the loading docks. A letter was sent to the applicants requesting additional information on the following items:
-How was the 12" outflow pipe size on the detention pond determined? Greg Hoeltzer responded by saying that several tests were done to determine the size of the outflow pipe out of the detention pond. The 12" pipe was sufficient to handle the water capacity as well as the possibility of backwater flooding. The pipe was sufficient for a 10-year storm as well as for a 25-year storm.

-Is a 6" curbing sufficient to prevent water from overflowing it during a 10-year event? Yes, proper sizing has been done to determine the size of the proposed catch basins needed in order to prevent overflow water on the 6" curb.

-New plan for retaining wall and how drainage will be affected- Drainage will not be impacted due to the receipt of drain water in the catch basins. The retaining wall will be made of concrete. The wall will be 2 ft. to 4 ft. high. The foundation wall will be built up to 3 ft. The width of the wall will be 8"-12".

-Type of fencing around detention pond and its height- The height will be approximately 42" and will be dark in color. There will be a minimal visual impact due to the inside slope of the fence.

-A condition to cover the cost of a "V" ditch down Harrell ST. and larger culverts where necessary- The impact on the existing ditch will not be different than what it is right now. A possible condition would be to have a 1, 3, and 5 year review of the project.

-A condition requiring some drainage improvements prior to construction, and a plan for maintaining adequate drainage during construction- There will be a mixture of silt fences, hay bale dikes, and a temporary sump located in the detention

pond. Because of the sandy soil on the property, additional water will absorb quickly into the ground.

-A condition that the detention pond and catch basins be cleaned/dredged at a point when silt is within 6" from the bottom of any pipe- It is a condition imposed by the State Stormwater Discharge Permit.

- A plan for erosion control during and after construction- An erosion control plan was submitted to both Boards.

-Maintenance plan for erosion control devices during construction- It is a fairly typical plan and one that will be utilized here for one person to be on the premises on a daily basis. The person will be monitoring daily as well as conducting weekly/bi-weekly general walk-thrus. There is an one year guarantee for plantings. The permanent measures are parking spaces, seeding, mulching and a detention pond.

-Concerns with two accesses that close and too many options for traffic access and egress- Ron Lyons still feels even after the traffic study that the two access will provide for safe accesses. There will be pavement markings, stop signs and aligning the current accesses to align with the new proposed accesses. The two top accesses are 180 ft. apart. The 3rd access which will be an one-way exit for trucks is located 250 ft. below the other access. There are currently 3 bays for unloading trucks as well as a door for small deliveries that do not need a bay.

-Design accesses with dividing islands separating in and out traffic flow on both sides of Munson Avenue. A concern that the present length and narrowness of green strip in Ames parking lot between present access/egress is too small and needs to be larger for better channelization- Dividing the islands on the proposed Price Chopper entrance might create an obstacle. The applicants are pursuing the current problem with the Ames/Price Chopper parking lots regarding properly marked spaces as well as channeling traffic and increasing curb cuts.

-Design of a single access/egress with island on both sides of Munson Avenue, and changes in traffic flow patterns if a single access/egress is utilized- Applicants are willing to make a one-way entrance for trucks as well as a one-way exit for trucks. The accesses will be clearly marked.

-The BOA and P.C are willing to trade parking spaces for additional green space. A plan that shows less parking spaces, 250 to 275 total, with curbed landscaped island 4-6 ft. wide. More landscaping and curbing to channel traffic and absorb runoff is preferred- Applicants need to retain the 326 parking spaces for employees as well as the 250-275 parking spaces needed for the customers. Currently, there are 2 ft. concrete curbs/islands in the parking lot. The recharge trenches and detention pond will absorb additional runoff.

-Snow removal plan- There are a few spots pointed out for possible snow storage. One location is the top left corner of the property located next to Rt. 15, and the other location is the bottom right corner where there are additional parking spaces that probably will not be used in the winter. Also, some of the snow will also be removed from the site.

- Plan showing bike rack and possible benches for public transport users- Included at front entry in the sidewalk area.
- More variety of species- The applicants feel that this is the best overall plan providing the most salt resistant type of species.
- Landscaping of additional islands- was not addressed.
- Lighting plan with information about lights themselves- A lighting plan with an example of the fixtures was submitted to the Boards for review. The lighting will have minimum horizontal and upward reflection.

The fire chief made arrangements to have a fire hydrant located on the property next to the proposed building as well as an exterior sprinkler room.

The hearing was recessed to Deliberative Session on February 21, 1994.

Respectfully submitted,

Jennifer Willingham