

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of February 7, 1995

Meeting was called to order at 7:35 p.m.

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

Minutes of January 17, 1995 were approved as presented.

ALLEY - Site Plan Review recessed to March 7 at applicant's request.

TEWHELL - Recessed hearing, 2-lot subdivision recessed to March 7 at applicant's request.

LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT/MANOSH - Recessed hearing of 2-lot subdivision off Ferland Pit Road. Applicants presented final forest management plan for deer wintering area with letter from VT Dept. of Fish & Wildlife. Applicants presented evidence under Article IV of Morristown Subdivision Regulations. Hearing is recessed to March 7 to allow Commission to review evidence. A recess memorandum will be issued if more information is required.

TIBBITS HOUSE ASSOCIATES - Warned hearing of 4-lot subdivision on Stagecoach Road. Betty Bidermann represents the applicants.

Findings of Fact:

- 1) Applicant proposes to subdivide 40+ acres into 4 lots just over 10 acres each.
- 2) Project is located off Stagecoach Road. Each lot has its own curb cut approved by the Morristown Road Superintendent.
- 3) Portions of the lots have been cleared to expose views for the proposed house sites.
- 4) Applicants produced letters from Morristown Rescue and Fire Department stating their ability to serve the project as designed.
- 5) Electric utilities will be provided through above-ground lines from poles on Stagecoach road. Morrisville Water & Light submitted a statement of their ability to serve the lots.
- 6) Water will be supplied by individual drilled wells. H.A. Manosh Company estimates 4-6 gallons per minute yield at 200 feet below the surface.
- 7) Each lot will be served by an onsite septic system. Soils borings were submitted. Lots 2, 3, and 4 will support a conventional system. Lot 1 will require a mound system.
- 8) Residential construction on these lots will not increase the flow of surface water leaving the site.

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

- 9) No erosion control plan was presented. Lot purchasers will be responsible for driveway construction.

Conclusion:

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

Decision:

Unanimous approval was granted upon motion by Bourne. 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 February 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.

In other business:

* Zoning administrator was directed to issue a permit for an existing, but unpermitted apartment at (address?) _____.

* Robert Bocock appeared to discuss right of way to back lot off RTE 100 South. Commission approved a 2-lot subdivision last month with the understanding that the right of way was the required 50 feet in width. The actual width is ___ feet, limited by an existing building. The commission requested legal advice on how to resolve the issue.

* Commission voted to request that \$500 be moved within the planning & zoning budget from "other purchased services" to "office supplies".

* Commission approved zoning administrator's request to purchase a used map cabinet for large site plans.

* Zoning administrator's use of time given limited paid hours was discussed. Commission determined that if the BOA requires additional time from the zoning administrator to attend deliberative sessions, they must request that his hours be extended by the selectboard.

* Planning commission determined that the zoning administrator has no authority to sign septic system permits.

* Growth Center Steering Committee is moved ahead to Thursday, February 23, due to Mike Munson's illness.

* A planning commission work session is scheduled for next Tuesday, February 14, at 7:30 p.m. Agenda will include hearing process for subdivision and site plan review with update of checklists; items for Solid Waste District recess memo; review of draft zoning maps.

Meeting adjourned at 10:30 p.m.

Respectfully submitted,
Debra Mason