

Gloria Wing
MORRISTOWN PLANNING COMMISSION -- FEBRUARY 6, 1990

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

BOARD MEMBERS ABSENT: Mac Miller

ZONING ADMINISTRATOR: GLORIA WING

GUESTS PRESENT: [See attached list].

The meeting was called to order at 7:37 P.M. by Chairman Paul Nesky.

7:37 P.M. -- WARNED HEARING/THOMAS J. HIRCHAK, JR. was present for a Site-Plan Review approval to allow retail sales and a bicycle repair shop in his property located on RT 100-S, being the former 'Gladstone Barn'. Tom advised they would most likely be open six (6) days a week; there will be no exterior changes to the building; there is adequate parking existing; that the BOA reviewed this application and granted a Permit for same with Conditions that there is to be no outside storage and the Permit is not transferable. Don Avery objected on the basis that Tom might hold auctions; Tom advised he does not plan on holding auctions here, but that he might at some point have one or two. The PC reviewed all information and finding this application to meet all the required criteria, Adrian West moved to accept this application with the restrictions placed on same by the Board of Adjustment. Jane seconded. Don Avery requested that Tom agree not to hold auctions here. Tom refused to agree to same, stating his application was not for auctions. Norman made the motion to call the question. All in favor. Paul called the question. Don voted no, voicing his reason as being the possibility of Tom holding auctions. There were five (5) votes in favor of accepting this application. So passed.

FACTS OF FINDING: This application was approved with the Conditions imposed by the Board of Adjustment, based on Title 24, VSA 4407, as it met all outlined criteria.

8:00 P.M. -- NHC (Former Hearthstone), representatives of the two (2) businesses were present, being Gary Hazzard; Roy Swartz; Vito Maida and R.H. McLead for a Site-Plan Review for NHC to use one-half of the Concord Manufacturing Building, located on Harrell Street in an area zoned as AG/RR, paying their fee. Complete plans were presented for the making of stoves; addition of a loading dock and installation of a door and cupola for a chimney necessary for stove testing. After discussion and the determination that all criteria was met, Don Avery made the motion to accept the plans as presented. Adrian West seconded. All in favor.

FACTS OF FINDING: This application was approved, based on Title 24, VSA 4407, as it met all outlined criteria.

8:44 P.M. -- ROY MARBLE, was in attendance for a Preliminary Site-Plan Review for a Minor Three-Lot Sub-division, consisting of 15.2 acres of a total acreage of 63.37 acres, off of Cottage Street, seeking Conditional Approval contingent on State Approval. Roy advised he has not been provided with complete information by his engineer regarding the sewage, etc., however, he did show the appropriate location of wells. After discussion, Debra Mason requested a Site-Walk prior to acting on this before a Warned Hearing and would set the date and time of same at the next meeting.

Roy advised the roadway is not presently built to Town Specs, but the base is being built to same. Bill Moulton agreed it would not be any problem to build the roadway to Town Specs and they have installed good culverts.

Bill Wilde, an adjacent property owner, who had a seven (7) lot sub-division approved was present and requested that the drainage be run into his culvert and also that the house locations would not interfere with his house.

Roy will see Gloria to schedule a Warned Hearing; he also advised he would like to request a letter of intent be written and sent by the Zoning Administrator to the State reference this development.

Adrian made the motion to approve the conception that the proposed plans presented met with the Town Plan Regulations. Norman seconded. All in favor.

Adrian made the motion to have Gloria write the letter of intent as requested to the State. Norman seconded. All in favor. The meeting was then recessed.

9:22 P.M. -- ROY MARBLE/RECESSED HEARING: WALTON SUB-DIVISION, located on the Mud City Loop. This meeting was recessed from 01/16/90. The Board was updated reference the Site-Walk conducted on 01/18/90. Paul advised the PC has 45 days to make a decision to accept or reject this application.

Don made the motion and wanted the minutes to reflect the PC is aware of the wetlands between the proposed driveways were to be located and the two building sites. Debra seconded. The majority of the Board were in favor of Don's motion.

Roy, representing Mable Walton's property, on T.H. #30 on the Mud City Loop Road. Driveway permits have been issued by Bill Moulton for two (2) lots.

Roy presented blue-prints for all p~~i~~ys which included 2 foot culverts to be installed under the d~~i~~ve~~w~~ays.

The abutting and neighboring property owners were present and voiced their objections to this development due to the wetlands. Jeanette LePine advised the proposed third lot was dropped at it was to be located near her spring. After much discussion, Adrian moved to close this hearing. Jane seconded. All in favor.

10:43 P.M. -- GENERAL DISCUSSION: Paul advised that on 01/09/90, Sullivan wanted a permit for cluster housing for the Edith Dodgon property; the PC hasn't heard from him since. It was agreed that Gloria would write a letter requesting him to schedule a Preliminary Hearing for a Major Sub-Division.

Gloria has received a questionnaire regarding Municipal Impact reference future development for ACT 250.

Increasing the Fees for Zoning Hearings was discussed and reasons for same; a rough draft of same was presented and a budget should be presented at Town Meeting. Norm suggested a fee of \$300.00 per lot for each lot above two (2).

Advertising fees are a large expense. Paul will speak with Brad Limoge of N&C reference contracting space in the N&C.

Paul also asked the Board to act on the proposed Walton Development that came before the Board this evening; that the Board could approve same contingent upon the State's Agency of Natural Resources and Dept. of Water Resources approval and the Board receiving same in writing from the State, reference the Town's Interim Sub-Division Regulation, Section 260.7a. Adrian made the motion the Board approve the proposed two-lot sub-division, contingent upon receiving written approval from the State's Agency of Natural Resources and Dept. of Water Resources, reference the Town's Interim Sub-Division Regulation, Section 260.7a. Jane seconded. All in favor. So approved.

FACTS OF FINDING: Based on and examined under the Town's Interim Zoning Sub-Division, Section 260.7a, contingent upon receiving written approval from the State's Agency of Natural Resources and Dept. of Water Resources.

(A letter was sent stating the Facts of Finding to Roy Marble re: Walton Sub-Division on 02/07/90).

The meeting was adjourned at 11:30 P.M.

Respectfully Submitted:


Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp

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Census

Print

PC meeting
02-06-98

	Name	Mailing Address
1	Greg Vernet	P.O. Box 185 Hyde Park Vt.
2	LEE Labien	Morrisville VT
3	DAVID B. Lawe	Morrisville VT Rt. Box 59
4	TJ Hinchuk JR	RD 3 Box 2430, Middle
5	GM Hazard	NHCT Morrisville, VT
6	Vito Maeda	Concord N.Y. Corp.
7	R. H. Mchen	Box 539 Stone, VT 08672
8	Roy Schwarz	Box 2989 Hyde Park
9	Roy Marble	Rt 1 Box 710 MSU1
10	Frank J. J. J. J.	RFD #3 Box 4210 MSU1
11	Janet Lysie	Morrisville VT
12	Betty Green	RFD #3
13	Margeline Shasta	RFD #3
14	Edie Gale	RFD 3, 427D.