

MORRISTOWN PLANNING COMMISSION MINUTES - February 5, 1991

Board Members Present: Gary Smith, Norman Nepveu, Gene Fellows, Mac Miller, Adrian West, and Debra Mason.

Board Members Absent: Jane Greene.

Zoning Administrator: Gloria Wing

Guests: See Attached List

The meeting was called to order at 7:30 p.m. by Chairman Gary Smith.

Minutes for January 8, 1991 were approved with amendment of line 11 to read " . . . completion of revised town plan and by-laws for finalization date of 8/92."

7:45 p.m. Warned Hearing\Ramona Farrand represented by Allan Newton. Two lot s.d. on RTE 15 E. Parcel #1 containing 3.8 acres with house and barn has received exempt status from state subdivision review. Parcel #2, +/- 6 acres including roadway has received a deferral of permit to subdivide with no building to take place. Howard Manosh, who already owns the right-of-way will buy this parcel.

Debra moved to grant the permit for subdivision as presented. All voted in favor.

FINDINGS OF FACT: This application was granted approval based on Title 24, VSA 4407 and examined under the Interim Subdivision Regulations of the Town of Morristown.

8:00 p.m. Warned Hearing\Ashley Madden represented by Roy Marble. Three lot subdivision on TH 32. Two lots of 2.5 acres with 15.5 acres to remain with existing house. Lot #1 has frontage on TH 32, and Lot #2 has 50 ft. ROW across lots #2 and #3. Lots # 1&2 have received state subdivision permits for onsite sewage disposal and water supplies. Marble submitted survey map with access road showing culverts, cross-section, and profile as requested by the Commission. The drive will have a 3-7% grade, and has been discussed with Bill Moulton.

Mac moved approval as presented. All voted in favor.

FINDINGS OF FACT: This application was granted approval based on Title 24, VSA 4407 and examined under the Interim Subdivision Regulations of the Town of Morristown.

8:15 p.m. Warned Hearing\Mabel Walton represented by Bill McGee. Two lot SD on Cote Hill Road (TH #7). Application is to create single building lot from +/- 11 acres remaining to Mabel Walton after deeding remainder of parcel (___ acres) to Skip Washer. Parcel has 187 feet of frontage on TH #7. No engineering has

been done on the lot. An 18 inch culvert will be installed for the driveway per access permit issued by Town of Morristown. Debra expressed concern regarding issuing permits for unengineered lots. Lots must have building permits, but will not receive further review for drainage or erosion control.

Norm moved approval as presented. All voted in favor.

FINDINGS OF FACT: This application was granted approval based on Title 24, VSA 4407 and examined under the Interim Subdivision Regulations of the Town of Morristown.

9:00 p.m. Pre-application\Loren Darling represented by Howard Carroll. Applicant proposes to divide 2.18 acres from a 24.7 acre parcel with access of TH #55 (Golf Course Road), and convey it to contiguous property owner, Carroll Lawrence. No development is proposed, and an application has been submitted for deferral of state subdivision permit. Discussion revolved around Lawrence's intentions, but it was agreed that this is not pertinent to the application. The deed will carry the development deferral and restrictions.

Debra moved to review this as a minor subdivision. All voted in favor. A warned hearing will be held on March 5, 1991.

9:15 p.m. Warned Hearing\Mabel Walton represented by Bill McGee. 4 Lot subdivision on TH #30 (Mud City Loop). Lots are 2.3, 2.1, 4.1, and 12 acres. State permits for onsite sewage disposal and water have been obtained. Commission members expressed concern over suitability of this site for development. There are Class 3 wetlands in the Southeast corner of the lots, outside the development area.

Hearing was recessed to site walk on Feb. 6, 1991 at 1 p.m.

Meeting adjourned at 9:30 p.m.

Mac Miller (gaw)