

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of February 2, 1993

Meeting was called to order at 7:30 p.m.

Planning Commission Members Present: Debra Mason, Normand Nepveu, George Robson, Bill Bourne, Jennifer Willingham; at 7:45 - Adrian West, Jane Greene. Others Present: Guests on attached list.

Selectboard and Trustees will hold a public hearing on the Morrisville/Morristown draft plan on March 1 at 6:00 p.m.

Jennifer Willingham was appointed Secretary upon unanimous vote of the Commission. She will receive the \$25 fee currently paid for minutes of warned hearings.

Minutes of January 5 were approved with addition of Final Approval granted to Laurie and Bonnie Grey subdivision.

BORDNER - Final Plat Approval for 2-lot subdivision on TH64. Preliminary Plat was approved in September 1992. Project has received Act 250 permit with no changes to the Preliminary Plat. Final approval granted unanimously upon motion by Nepveu.

GRISWOLD - Warned Hearing of 2-lot subdivision off Gallup Road. Darrow Mansfield of Charles Burnham, Inc. represented the applicant.

Findings of Fact: Applicant wishes to divide one 2.2 acre lot from their existing homestead which has a total of 8.5 acres. The new lot will be accessed by a 500' driveway off Gallup Rd. A road access permit has been obtained, and requires the installation of an 18" culvert at the entrance of the proposed driveway from Gallup Rd. The home site is in the rear of the lot. Power will be serviced by Morrisville Water & Light. There are no covenants on the lot, which will be deeded to a family member. Soil testing has been completed, and a state subdivision permit is pending.

The application was presented with a request that approval be granted contingent upon receipt of surveyed plat with septic and water sites designated.

Decision: Application meets requirements of Article IV of Morristown Subdivision Regulations (revised Nov 1991). Site plan is granted approval contingent upon receipt of surveyed plat with designated septic site and water supply and state subdivision permit. Motion made by West.

ROWELL - Preapplication meeting cancelled. Applicant failed to appear.

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SUGAR HOUSE RIDGE ASSOCIATES - Recessed hearing of Preliminary Plat for 24-lot planned residential development on RTE 100 South. Darrow Mansfield of Charles Burnham, Inc. and David Peatman represented the applicants. Jennifer Willingham abstains from discussion and voting on this application.

A site walk of the property was conducted by Mansfield and Peatman on Saturday, February 9, and attended by Commission members Greene, Willingham, Mason, West, and Nepveu.

Applicants presented some changes to Preliminary Plat. Lot 5, originally 40 acres, has been reduced to 24 acres with the remaining land in the deer management area to be held in common by the landowners association. This creates a total of 58.65 acres - 50% of project area - in common open land, including deer yard, Class II wetlands, and prime agricultural land. Sewer easements from final engineering plan have been added to the plat. North Penny Lane roadway has been revised slightly.

The hearing progressed with project review according to Article IV of Morristown Subdivision Regulations (revised Nov 91), and Sections 510-516 of Morristown Zoning Bylaw. Alan Thorndike presented a list of concerns on behalf of adjoining property owner Golden.

Hearing was recessed to March 9, 1993 at 7:45 p.m. Applicants were asked to provide a letter from Morrisville Fire Department confirming their ability to service the development; revised covenants with requested changes; options for legal arrangements to secure perpetual maintenance of common open land.

Next work session on bylaw changes will be Tuesday, February 16, at 7:30 p.m.

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Debra Mason