

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of February 1, 1994

Meeting was called to order at 7:45 p.m.

Planning Commission Members Present: Jane Greene, Debra Mason, Norman Nepveu, George Robson, Jennifer Willingham. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of January 11 and January 18 were approved with amendments.

ALLAIRE - Preapplication meeting regarding need for subdivision permit for sale of property on RTE 12.

COIER - Informal meeting regarding expansion of home industry on Randolph Road.

LAMOILLE FAMILY CENTER - Recessed Hearing for use of existing farm house and barn to house private, non-profit organization determined to be a "community facility" according to Morristown's Zoning Bylaw. Joe Fortin represented the applicants. A site walk took place on Saturday, January 29, 1994.

Findings of Fact:

The Lamoille Family Center proposes to purchase the Sinow farm including existing buildings and 13 acres on RTE 100 and TH 33 to house their offices and meeting space for their programs.

The site is located in a rural residential area surrounded by farm fields and borders the Lamoille River. The site plan has been reviewed and found in conformance with flood plain regulations.

Existing buildings will be renovated with exteriors remaining substantially the same except for some minor rehabilitation.

The property will have 2 accesses: the access to the main parking area will be off TH 33; an existing curb cut off RTE 100 will be used primarily for handicapped access to the front door. The applicant submitted a traffic study which showed a 9-day average of 2.5 vehicles per minute travelling on TH 33 between 11 a.m. and 4:35 p.m. To address concerns over the safety of the TH 33 access, applicants have agreed to place the curb cut as close to the bridge as possible, and to grade the bank and cut trees if a sight distance problem persists.

The project will cause minimal increases in traffic. Twenty-two employees check in at the office, meet once a week, and are mostly engaged in field work. The biggest volume of traffic comes from evening group meetings which might involve a maximum of 20 cars.

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Hours of operation for the facility will be 8:00 a.m. to 4:00 p.m. weekdays and 7:00 p.m. to 9:00 p.m. on week nights.

Two parking areas will provide 41 parking spaces with 2 reserved for handicapped access. The areas will remain in gravel.

No new landscaping is proposed. There will be no additional area paved. There is no plan for exterior lighting yet.

The project will be completed in Phases: 1) Renovation and occupancy of the main farm house with parking areas, septic system upgrade, site work, necessary exterior house repair, and interior renovations completed within 6 months of closing - completion summer 1994; 2) Renovation and occupancy of barn - completion Fall 1995; 3) Additional restoration and renovation of house - completion Winter 1995.

Decision:

The application was reviewed according to Article V of Morristown Zoning Bylaw and approved unanimously upon motion by Willingham. The following conditions were placed upon the permit:

- 1) Applicant will secure written sign-offs from Morristown Fire Department and Rescue Squad to ensure adequate emergency access to the facilities.
- 2) Applicant will submit plan for exterior lighting.
- 3) Applicant will submit final site plans showing any drainage improvements necessitated by driveway and parking area construction.
- 4) If sight distance problems with the TH 33 access persist after this summer, applicant will undertake necessary landscaping work to increase it.

DEMARS - Recessed hearing of site plan for office building on Professional Drive. A site walk was conducted on January 29, 1994.

Findings of Fact:

Applicant proposes to construct a 40' x 90' building on 12 acres on Professional Drive, a private road. The area is zoned Commercial. The site is adjacent to another office building owned by the applicant.

The new building will be wood clapboard with an asphalt shingle roof. The lower level will be sunken into the slope, visible only from the rear of the building.

An existing curb cut from Professional Drive onto RTE 100 will be used. Applicant proposes adding a right turn lane to Professional Drive. The building will have 2 accesses off Professional Drive.

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Parking totalling 57 spaces will be provided by lots in front and rear of building.

A sidewalk will connect the new building with the parking lot of the adjacent building to the east. The walk will then continue from the parking area across a green belt to a cross-walk which will be painted to connect with the sidewalk on the opposite side of RTE 100.

Landscaping consisting of low shrubs and maple trees will be provided, although applicant has not yet presented a plan for planting and maintenance. No lighting plan was submitted.

Drainage will be provided by existing soils, topography and ultimately flow to the ravine at the rear of the property.

Decision: Application was reviewed according to Article V of Morristown's zoning bylaw and approved unanimously upon motion by Mason with the following conditions:

1. State permits to be in place
2. Landscaping and lighting plan to be submitted

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Debra Mason