

MORRISVILLE/MORRISTOWN PLANNING COMMISSION
MINUTES OF JANUARY 18, 1994

Meeting was called to order at 7:10 p.m.

Planning Commission Members Present: Debra Mason, Jennifer Willingham, George Robson, Jane Greene and Normand Nepveu. Others Present: Ken Sweetser, Zoning Administrator and guests on attached lists.

Minutes of December 7 were approved with amendments.
Minutes of January 4 were approved with amendments.

The Board reviewed the policy of extension for subdivision renewals.

DEMARS: Site Plan Review of an office building on Professional Drive. The size of the lot is 12+ acres. Mr. Demars is proposing to construct a 40' X 90' two level building. The building will be wood clapboard with an asphalt shingle roof similar to existing building located on the adjoining lot. The land is sloped so one floor will be above ground while the lower level will be visible from the back side. There are two entrances on the main level as well as two entrances on the lower level.

There will be a total of 57 parking spaces with 4 designated as handicapp spaces. There is limited traffic anticipated into this building. Mr. Demars is proposing a right-turn lane onto Rt. 100 from Pratt Reed Road.

The landscaping of the proposed site will consist of low shrubs surrounding the building on all 4 sides as well as the planting of 10-12 maple trees.

There is on-site sewer as well as the availability of town water located on the site.

The proposed lighting will consist of a 20 ft. post-down light similar to the lights located on other nearby building. The hearing was recessed to a site walk on January 29, 1994 at 10:00 a.m.

UNION BANK: Site Plan Review of the Union Bank located on Main Street. Ken Gibbons represented the applicant.
Findings of Fact: The Bank is proposing to install a canopy as well as to create an additional two drive up lanes. The size of the lot is 1.5 acres. The proposed size of the canopy is 35'4" X 17'8". One of the proposed lanes is for a remote teller machine to expediate the number of transactions and the other lane is for an "ATM" machine. The clearance will be 12 ft. in height. There will be recessed lights under the canopy. There will also be brick pillars to separate the lanes. The number of parking

spaces will be reduced by 2 but Mr. Gibbons reminded the Board that the Bank previously added an additional 16 parking spaces. There are two existing crabapple trees on the lot and they will remain. There will be similiar shrubs on the other side of the lane. The current curbcut leading to a right turn only will remain onto Main Street.

Decision: The application was reviewed according to Article V of Morristown's Zoning Bylaw and approved unanimously upon motion by Commissioner Nepveu.

SINOW: Warned Hearing of a 2 lot subdivision on Rt. 100 South. Roberta Goddard represented the applicant. The proposal was classified as a "Minor Subdivision".

Findings of Fact: There are a total of 49+ acres. The applicant is proposing to subdivide 13 acres (two parcels: 1. .4 acres & 2. is 12.6 acres) in order that the transaction between Sinow and Lamoille Family Center will take place. There is access off the existing drive. There is a deeded right-of-way. An access permit onto Rt. 100 has been applied for. The water on-site is village water. There is also a spring across the street. There is existing septic located on the site.

Decision: The application was reviewed according to Article IV of Morristown's subdivision regulations and approved unanimously upon motion by Commissioner Mason contingent upon receiving the final plat survey and the Rt. 100 access permit.

LAMOILLE FAMILY CENTER: Site Plan Review of the proposed relocation of Lamoille Family Center to the Sinow property located on Rt. 100 South. Joe Fortin represented the applicants. The Lamoille Family Center is seeking to purchase the existing house and barn which is located on 13 acres. At the present time, the existing house will be moderately renovated but the applicants are proposing to renovate the barn to include about 6,000 sq. ft in approximately one year. There are currently 22 employees which work on different shifts. Mr. Fortin said that most of the traffic generated by the Center is in the evening when the Center is conducting various support groups. The hours of operation are 8:00 -4:00 weekdays as well as 7:00 to 9:00 p.m. on evenings during the week. There are two proposed parking lots to include approximately 41 parking spaces.

The hearing was recessed until January 29, 1994 at 11:00 A.M.

Respectfully submitted,

Jennifer Willingham

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of January 18, 1994

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STOWEVIEW - Recessed hearing for Planned Residential Development off Randolph Road. Darrow Mansfield and Michael Caldwell answered questions regarding the development. Adjoiners Chris Ludington and Bill Kemp discussed their concerns regarding the developer's responsibility for completing the project as presented. They are also concerned about the aesthetic impacts of proposed new homes in relation to their homes which were constructed during Phase I of the project. Photos taken from existing home sites and a letter from a lawyer representing the Ludingtons were presented as evidence. The hearing record was closed, and a written decision will be issued within 45 days.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

Debra Mason