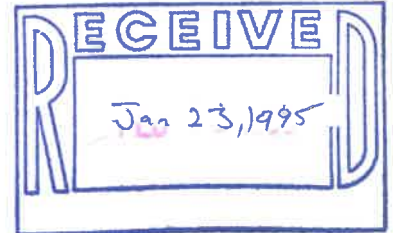


Minutes of January 17, 1995

Meeting was called to order at 7:35 p.m.

Planning Commission Members Present: Debra Mason, Norman Nepveu, Bill Bourne, George Robson, Rich Furlong, Sam Guy, Jane Greene. Others Present: Ken Sweetser, zoning administrator and guest list attached.

Minutes of January 3, 1995 were approved as presented.



**BOCOCK** - Warned hearing for 2-lot subdivision off RTE 100 South.

Findings of Fact:

- 1) Applicant proposes to subdivide 9.89 acre parcel into two lots. Lot A with existing buildings will be 6.43 acres. Lot B will be 3.46 acres.
- 2) No new development is proposed at this time. The division of land is proposed to facilitate the sale of Lot A with its existing business.
- 3) Applicant has received a state subdivision permit for lot B, and a deferral of permit for Lot A.
- 4) Lot A has 94 feet of frontage on RTE 100 with an existing curb cut. Lot B will have access to RTE 100 via an existing 50 foot right away located its the western property line.

Conclusions:

The proposal meets threshold requirements of the subdivision regulations and town plan. Since no development is proposed at this time, criteria of Article IV of the regulations are not applicable.

Decision:

Subdivision of the property is approved with the condition that any development on Lot B will require permit amendment with review under Morristown Subdivision Regulations.

This decision incorporates all representations made by the applicant and all documents, plans, and other information submitted in the application, as amended previous to the close of the hearing record on January 17, 1995. Permittee is obligated to complete and maintain this project only as submitted to and approved by this commission, including conditions imposed by the commission.

**TIBBITS HOUSE ASSOCIATES** - Preapplication meeting for discussion of 4-lot subdivision on Stagecoach Road. Applicants' permit has expired and requires rehearing under Article IV of Morristown Subdivision Regulations. Betty Bidermann represents the applicants. The project will be reviewed as a Major Subdivision at a warned hearing on February 7, 1995. Applicant was advised to update all representations in support of the application.

**LANPHEAR** - Plat for 2-lot subdivision off Fitzgerald Road received final approval and signature for filing.

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In other business:

- \* Chris Delia from Lamoille Economic Development Council discussed the process for requesting a zoning change with the commission.
  - \* Commission asked Rich Furlong to draft a letter to House Appropriations Committee in support of restoring funds for municipal planning.
  - \* Zoning administrator advised the commission of potential cost for various enforcement actions as estimated by Steven Stitzel, land use attorney.
  - \* Commission heard summary of first meeting of growth center project steering committee.
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Meeting adjourned at 9:45 p.m.

Respectfully submitted,  
Debra Mason