

MORRISVILLE/MORRISTOWN PLANNING COMMISSION
MINUTES OF JANUARY 11, 1994

Meeting was called to order at 7:38 p.m.

Planning Commission Members Present: George Robson, Jane Greene, Jennifer Willingham, Normand Nepveu, and Adrian West.
Others Present: Ken Sweetser, Zoning Administrator, Board of Adjustment, Bill Moulton, and guests on attached lists.

MURPHY REALTY: Recessed Hearing for Site Plan Review of proposed Price Chopper located on the corner of Munson Avenue and Rt. 15.

Testimony presented: The applicants are proposing to construct a 260' X 207' building. The lot size is 8.68 acres. There will also be a 16-seat snack bar/restaurant. Bill Moulton expressed concern over the impact of the increased traffic onto Rt. 15, Munson Avenue, Harrell Street, and Rt. 100. Mr. Moulton recommended closing off Northgate Avenue, and routing the traffic down to Harrell Street where there would be a stop light turning onto Rt. 100. Mr. Moulton also recommended consolidating the proposed entrances into Price Chopper into one entrance/exit.

Drainage:

Greg Hoeltzer reviewed the proposed detention pond as well as the storm water runoff that is already prevalent in the area. Greg proposed a network of catch basins that are piped into the detention pond. There is also a provision for recharge trenches to remove excess water and put back into recharge pipes. The detention pond will basically be a dry pond and there will be a 4 ft. fence surrounding the pond.

Landscaping/Screening:

The proposed landscaping plan is as follows:

White Pine - 28

White Cedar - 12

There are Norway Maples currently on the property and they will be continued onto Rt. 15.

White Ash - 10

The parking lot will be surrounded by 62 flowering crabs which seem to be the best in terms of hardiness in this area.

A detailed plantings/maintenance report was submitted.

Lighting:

The lighting will consist of high efficiency double light 30 ft. poles. The lights will be cut-off lights in order to reduce the horizontal spill created by the lights. There will also be fixtures attached to the building to provide additional lighting for deliveries in the rear of the building. Commissioner West expressed concern over the additional night glow lighting which possibly might affect the Airport Landing Pattern.

The proposed measurements for the sign have not yet been submitted.

There will be an underground propane tank. There will also be

a 8" water main going into the proposed building. There will be a sprinkler system in the building. There will be a black roof and there will be some vents on top of the building but they will be located next to the loading dock. The soils are state approved but the design of the system has not yet been submitted. There will be two wastelines: 1. Grease and 2. Washdown from toilets, drains, etc.

Commissioner Trudell motioned to recess the hearing to Deliberative Session on January 19, 1994 at 7:30 p.m.

Respectfully submitted,

Jennifer Willingham