

MORRISTOWN PLANNING COMMISSION - MINUTES
JANUARY 8th, 1991

Gloria

BOARD MEMBERS PRESENT: Gary Smith, Chairman; Norman Nepveu; Mac Miller; Jane Greene; Gene Fellows and Debra Mason.

BOARD MEMBER ABSENT: Adrian West

ZONING ADMINISTRATOR: Gloria Wing

TOWN CIRCUIT PLANNER: Patti Spear

The meeting was called to order at 7:37 P.M. by Chairman Gary Smith, who reviewed the minutes of 12/04/90. Mac made the motion to accept the minutes as presented. Jane seconded. All in favor.

01/15/91 -- work session.

Debra briefed the Board members of a monthly schedule plan for completion of changes in the by-laws, for finalization date of 08/92.

The Town has received the Mapping Grant of \$9,700, which is less than requested; they have three (3) bids and will try to work with getting the proper maps.

7:45 P.M. -- WARNED HEARING/H.A. MANOSH CORP., represented by Allen Newton, for a 52.2 sub-division (deferred lot) of the Duhamel Farm, to Dr. John Lundblad. Gary advised Mr. Newton he was still under oath; and this would be heard under Article II, Section 230 of the Sub-Division regulations and reviewed with Mr. Newton the outlined requirements of same. Mr. Newton advised they have started the ACT 250 process. It was advised that prior to construction, Dr. Lundblad will have to re-apply to ACT 250 for an amendment.

Having satisfied the Zoning By-Law requirements, Norm made the motion to grant Contingent Approval to receiving subsequent approval by ACT 250. Debra seconded. Unanimously approved. Gloria advised she would write a letter for Allen Newton to present to ACT 250.

FACTS OF FINDING: Based on and examined under Article II, Section 230 of the Sub-Division regulations, this application was granted CONTINGENT APPROVAL, upon receiving approval by ACT 250.

8:00 P.M. -- PRE-APPLICATION CONFERENCE/RAMONA FARRAND, represented by Allen Newton of the H.A. Manosh Corp., for a 2-lot sub-division on RT 15/East, to be heard under ARTICLE II, Section 220. Mr. Newton advised Mrs. Farrand will retain the house and barn on 3.8 acres and sell the remainder to H.A. Manosh, a deferred lot by the State, Permit #DE-5-2511; that they do not have to go through ACT 250 at this time. The State specifies that no buildings can be constructed on this 6 acre lot until such time ACT 250 approval is granted. Gary reviewed the by-law requirements with Mr. Newton.

Jane moved to consider this application be classified as a "Minor"

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Sub-Division. Norm seconded. All in favor. This application is scheduled for a Warned Hearing on 02/05/91 at 7:45 P.M.

8:08 P.M. -- PRE-APPLICATION CONFERENCE/Roy Marble, representing Ashley Madden, requesting approval for a 3-lot Sub-Division off Stagecoach Road, having a total of 20 acres at the jct. of T.H.#32 & 5. Gary advised Roy he was still under oath.

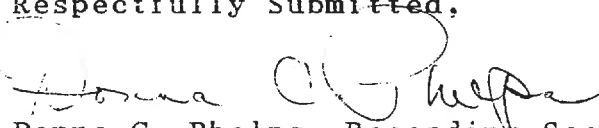
Roy advised the plans are to sub-divide two lots into 2.5 acres each, leaving 15 acres with the Madden property. Lot #1 would be served with a mound system; has sufficient road frontage. Lot #2 has a Right-of-Way across Lots #1 & #3, being 600' long; Lot #2 will have a conventional septic system. All set-backs are complied with in the plans presented. Roy presented maps and informational packets to the Board. Plat presented.

They have State Permits for Lots #1 & #2; Lot #3 is the Madden residence. The Madden house will have to stay with a 10 acre lot, per Roy, and Surveyor Fred Reed did not provide a GIS map. Gary advised this application needs classification. Jane advised she believes Madden will apply for further sub-division in the future.

Debra made the motion, based on information presented, to classify this as a "Minor" S.D. Norm seconded. Four (4) votes "yes"; two (2) votes "no". Mac voted no, wants more information; Jane voted no, believes this will eventually become a "Major" S.D.

INFORMAL DISCUSSION: John Monks came before the Board to discuss revised plans, hoping for eventual approval by the Board.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Planning Commission

/dp