

MORRISVILLE/MORRISTOWN PLANNING COMMISSION

Minutes of January 5, 1993

Meeting was called to order at 7:30 p.m.

Planning Commission Members Present: Adrian West, Debra Mason, Normand Nepveu, George Robson, Bill Bourne, Jennifer Willingham, Jane Greene. Others Present: Gloria Wing, Zoning Administrator, and guests on attached list.

UNION BANK - Site Plan Review of 16-space parking lot off Brigham Street. Ken Gibbons represented Union Bank. Bill Bourne abstained from discussion and voting on the application. The bank has bought the Morrill property which abuts their existing parking lot. The proposed lot on .3 acre will extend the existing parking area using the same access off Main Street. Traffic circulation through the lot will be one-way. As much of the existing vegetation as feasible will be left. The Morrill house is eligible for the historic register and will not be moved or altered at this time.

Decision: After a review of traffic circulation, access, and landscaping, Commissioner West moved approval of the site plan. The plan was unanimously approved as presented.

SUGAR HOUSE RIDGE ASSOCIATES - Warned hearing of Preliminary Plat for 24-lot planned residential development on RTE 100 South. Darrow Mansfield of Charles Burnham, Inc. represented the applicants. Total acreage owned by the applicants is 117.3 acres. Lots will range from .42 acre to 40 acres. One 6.2-acre lot will be reserved from development and retained by the applicants. The site plan includes conservation of +/- 35 acres of wildlife habitat under a management plan approved by state wildlife biologists. Approximately 20 acres of prime agricultural land will remain open and in common ownership of a landowners' association with covenants reserving it for agricultural use. Approximately 20 acres of wetland running through the property is to be protected by a 50' buffer area maintained by owners of adjoining lots. The design includes onsite wells and community leach fields. Approximately 3,710 feet of new roadway will be built to town specifications.

A site walk of the project will take place on Saturday, January 9, at 9:30 a.m. The hearing was recessed to Tuesday, February 2 at 7:45 p.m.

LAURIE & BONNIE GRAY. Final plat was signed with no changes from Preliminary Plat approved November 3, 1992.

Minutes of December 1, 1992 were approved with no changes.

Jennifer Willingham was welcomed to the commission.

The March hearing will be held on Tuesday, March 9, to avoid Town Meeting day.

The commission will hold a public hearing on the draft plan on Tuesday, January 19, at 7:30 p.m.

The first work session to begin implementation for the plan will be Tuesday, January 26, at 7:30 p.m.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Debra Mason