

Minutes of January 4, 1994

Meeting was called to order at 7:00 p.m.

Members Present: Debra Mason, George Robson, Jennifer Willingham, Jane Greene, Normand Nepveu and Adrian West.
Others Present: Ken Sweetser, Zoning Administrator as well as the members of the Board of Adjustment and guests on attached lists.

Minutes of December 7 were approved with amendments.

DAMON: A corrected plat was presented adding 50' of right-of-way. The amendment was unanimously approved by the Commission.

STOWE VIEW II: Recessed Hearing of a 5 lot subdivision located on Randolph Road. Darrow Mansfield represented the applicant.
Findings of Fact: Applicant had reconfigured the 5 lot subdivision to now be a Planned Residential Development. Each of the five lots will have one acre. Each of the lots will have on-site septic and water on the individual lot. There is a 13.5 acre parcel that will be retained by the Homeowner's Association. This parcel is zoned for agricultural use and will remain as such or else it will revert to Class II wetlands. There is a 50 ft. buffer zone. This project did receive a state subdivision permit but it now needs to be amended due to the new configuration. Chris Ludington and Bill Kemp, adjoining property owners, expressed concern over the fire pond as well as the soil composition. Ken Sweetser noted that the Fire Department is satisfied with the fire pond at the present time.

The hearing is recessed until January 18, 1994 at 8:45 P.M.

MURPHY REALTY: Warned Hearing for Site Plan Review of proposed Price Chopper located on the corner of Munson Avenue and Rt. 15. In addition to the applicants, Peter and Bernard Murphy, the following were presenting material pertinent to the project: Greg Hoeltzer, John Rayhill, Ron Lyon, and Dick Wheeler.

Findings of Fact: The applicants are proposing to construct a 260' X 207' (52,980 sq. ft.) retail building located on the corner of Munson Avenue and Rt. 15. The lot size is 8.68 acres. A site walk of the property was conducted on December 18, 1993. ~~The proposed site of the building is downsloped so as not to~~ interfere with the current view of the mountains from Rt. 15. The project will have 326 parking spaces along with three entrances into the Price Chopper. Ron Lyon distributed an extensive and detailed Traffic Impact Study of the proposed building. The Traffic Impact Study anticipated the traffic for the years 1995 and 2000. The Traffic Impact Study did not

include the proposed bypass in the study. Ron Lyon discussed in detail how the traffic impact study was created including calculating the proposed number of trips (peak) into the Price Chopper. Access into and out of the Price Chopper was discussed at length in determining the percentage of overall traffic that would exit onto Rt.15, as well as Northgate Avenue, and Harrell Street.

The proposed landscaping plan will consist of sugar maples which are currently in place along with the plantings of pines (densely packed) in order to screen the back of the building from Rt. 15.

There is an on-site septic system. There is a retention pond as well the septic system for Ames that is located on the property. Greg Hoeltzer reviewed concerns over the current and potentially worse drainage problems. Greg met with Bill Moulton to discuss potential hazard areas. There will be a string of catch basins (to trap, recollect and redispense the water) along with some proposed culverts collecting water from Rt. 15 and carrying the water down Munson Avenue. There is a total of 5.7 acres that will be allotted for roofs and pavement. There will also be a fence surrounding the retention pond. Greg stated that in his opinion no additional flow will be created by this project.

The hearing was recessed until January 11, 1994 at 7:30 p.m.

Meeting adjourned at 10:10 P.M.

Respectfully submitted,

Jennifer Willingham