

Minutes of January 3, 1995

Meeting was called to order at 7:50 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 December 6, 1994 were approved as presented.

LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT(LRSWMD)/MANOSH

Recessed hearing of 2-lot subdivision previously classified as a Minor subdivision. Don Marsh representing the applicants and John Buck presented plans for mitigating the impacts of the proposal upon approximately 20 acres of deer wintering area. Buck, a biologist with the Vermont Department of Fish & Wildlife, testified that some impacts upon wintering area can be acceptable with adequate mitigation. In this case, the mitigation plan includes setting aside approximately 80 acres of land which will be protected from future development and subjected to a forest management plan. He believes the proposed mitigation, with recommended changes, will meet minimum standards. The proposed change to year-round use of the Ferland Pit Road to the LRSWMD access is factored into the mitigation plan. Buck further testified that he feels the proposal meets local criteria which require protection of the functional integrity of the deeryard. Hearing is recessed to February 7 pending the Commission's decision regarding whether the subdivision is compatible with the town plan. If the decision is affirmative, the proposal will be reviewed according to Article IV of Morristown's Subdivision Regulations.

PERRY - Recessed hearing of 2-lot subdivision. Darrow Mansfield represented Eva Perry.

Findings:

- 1) Applicant wishes to divide one acre lot from a 17.8 acre parcel located on RTE 15 West.
- 2) The character of the land is open and relatively flat, sloping slightly to the south.
- 3) The new one-acre lot will be used as the site of a Dunkin Donuts franchise which has received approval through site plan and conditional use review.
- 4) The proposal includes a land swap with adjoiner Stewart in order to provide a shared 50-foot right of way for Stewart, the new lot, and the remainder of Perry land. This arrangement will eliminate an existing curb cut which serves the rear of the Stewart lot. An access permit for the project has been issued by the Vermont Agency of Transportation.
- 5) The access to the project will be 30 feet wide at the intersection with RTE 15, with one lane for inbound traffic and two lanes for egress. The existing grade will be slightly reduced to provide a level entry at a right angle to RTE 15.
- 6) Internal traffic circulation and emergency access will be provided by a 20 foot land circling the building.
- 7) Applicants have agreed to extend sidewalks along the front of the lot adjacent to RTE 15 at such a time as other commercial properties are required to do so.

8) All utility lines will be buried underground.

9) Water will be provided by an onsite, drilled well. Sewage will dispose into a leachfield and replacement area on the adjoining Perry lot via a deeded easement. The leachfield was sited to provide protection for the Cadys Falls Water Cooperative wellhead protection area (WHPA). A water supply and wastewater disposal permit from the Vermont Department of Environmental Conservation has been obtained. The permit requires inspection only at installation, and representatives of the water Co-op request periodic inspections to ensure that the system does not malfunction and endanger their water supply. They further requested that the WHPA, as designated on a map drawn by the Lamoille County Planning Commission dated ____ be shown on the final site plans for the project. Applicants agreed to a permit condition requiring periodic inspections, and will add the WHPA to the site plan.

10) Because the site is quite flat, drainage will be channelled by sheet flow across the lot into a drainage ditch into dry wells.

11) No erosion control plan was presented due to the flatness of the site.

12) A landscaping plan was included with the site plan.

13) Lighting will be white and will be provided by cut-off fixtures.

DECISION:

Applicants have substantially met the criteria of Morristown's subdivision regulations and zoning bylaw. Based upon the above findings, The Morristown Planning Commission has voted to approve the Preliminary Plat with the following condition:

Applicant will have the septic system pressure tested by a licensed professional semi-annually to ensure against failure which might affect the Cadys Falls Water System. Reports of testing will be submitted to the Cadys Falls Water Cooperative.

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 3, 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.

WILDES - Site Plan Review of proposed replacement of outdoor storage structures off Center Road. Wildes proposes to replace an existing wooden storage structure with 2 buildings each 9 feet wide and 80 feet long. The structures will be open on the sides and used for storing the same materials currently sheltered by the existing structure. There will be no changes in traffic access and circulation, parking, landscaping and screening, or access to renewable energy resources. An existing maple hedgerow and fence will remain to screen the storage area from neighboring properties. The site plan was approved as presented.

ALLEY - Site Plan Review of 25,000 sq. ft. industrial building in the Lamoille Industrial Park on Harrell Street. Hearing was recessed to February 7 at applicant's request.

TEWHILL - Recessed hearing of 2-lot subdivision recessed to February 7 at applicant's request.

BOCOCK - Preapplication meeting for 2-lot subdivision off RTE 100 South. Application was classified a Minor Subdivision. Preliminary plat will be reviewed according to Article IV of Morristown Subdivision Regulations at a warned hearing on January 17.

In other business:

- * The commission reconfirmed that the zoning administrator may offer opportunity for subdivision applicants to waive preapplication meeting if he sees no obvious issues and the applicant understands the review process and application requirements.
 - * Commission discussed information from Vermont League of Cities and Towns regarding subdivision permit expiration policy. After a 1-year extension, permits expire and require a de novo review. The zoning administrator was requested to check with the town clerk about posting a sign to advise those doing title research to check for valid permits.
 - * Discussion of sidewalk requirements for R.L. Vallee property on corner of RTEs 15 and 100 postponed pending further research.
 - * Commission discussed composition of Growth Center project steering committee and scheduling of first meeting. Decision was to try to assemble committee for first meeting next week.
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Meeting adjourned at 10:40 p.m.

Respectfully submitted,
Debra Mason

