

Morrisville/Morristown Development Review Board
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Meeting Minutes of 11 December 2024

Members Present - Donnie Blake, Gary Nolan (Chair), Melissa LeBlanc (Alternate), Chris Wiltshire, Mary Ann Wilson, Lenny Wing (Alternate)

Members Absent - Susanna Burnham, Christy Snipp, Paul Trudell

Staff Present - Zoning Administrator Todd Thomas, A/V Operator Andy Churchill

Guests Present - Conservation Commission Co-Chair Ron Stancliff, Anderson Leveille, Marc & Diane Cote, Engineer Tyler Mumley, Novia & Victor Russell

Call to Order - Chair Nolan called the meeting to order at approximately 6:00 PM. Zoning Administrator Thomas asked the Board to add a discussion regarding composition of the DRB to the end of the agenda. The Board, by consensus, was amenable to this request.

Approve Previous Meeting Minutes - Member Blake moved to approve the October 23rd meeting minutes. The motion was approved by a vote of 4-0-2, with Members Wiltshire & LeBlanc abstaining.

Hearing: Request to Amend Permit 2024-147 at 49 Miller Bridge Road (49 Ace LLC)

Anderson Leveille appeared before the Board representing 49 Ace LLC who was requesting relief from Condition 12 of Permit 2024-147 at 49 Miller Bridge Road in the Low Density Residential Zone. Condition 12 required a sidewalk to be constructed along the full frontage of the subject property within 1 year of groundbreaking for the duplex approved by Permit 2024-147. Mr. Leveille, again per his informal meeting with the Board on October 23rd, formally asked for a longer construction window for the sidewalk than was a conditional requirement of his duplex approval. He said that constructing the new duplex is expensive, and that if he could be allowed to complete the sidewalk within 2 years of occupancy of the duplex (instead of within 1 year of groundbreaking as currently required), it would really help with project cash-flow - with the new duplex rents funding the cost of sidewalk construction. Member LeBlanc expressed concern that the sidewalk may not get built if this longer timeline was granted. Zoning Administrator Thomas said that he was comfortable with the longer timeline because this permit will run with the land and that the property could not be sold with a clean title, assuming the duplex gets built, if the sidewalk is not constructed as required. Member Wing noted that the sidewalk segment in question was not connected to the town's larger network of maintained sidewalks at this time. Member Wiltshire moved to approve the request for permit relief, allowing for the sidewalk construction deadline to be extended to 2 years from the date of the occupancy of the new duplex because the sidewalk was an extension and did not fill an existing gap in the system. The motion was affirmed by a vote of 6-0. At the close of the hearing, adjacent property owner Marc Cote asked questions about the Town's plans to plow and

maintain Mr. Leveille's and his soon to be constructed sidewalk segments. Mr. Thomas asked him to speak to Town Manager Brent Raymond about these issues.

Hearing: Minimum Lot Size Waiver Request at 274 Golf Course Road (Russell) - Novia & Victor Russel, owners of 274 Golf Course Road, appeared before the Board requesting a Minimum Lot Size Waiver that would allow their existing 3 acre lot to be split in half via a future administrative subdivision. Engineer Tyler represented the Russell Family at the hearing. Mr. Mumley said that he was the engineer for the duplex under construction on the adjacent lot to the Russell Family, and that the soil in the area was adequate to host a septic system for the Russell's future subdivision lot. Mr. Thomas said that he would approve this subdivision lot if the requested lot size waiver was granted. Mr. Mumley reminded the Board that it recently granted the same Minimum Lot Size Waiver for that same adjacent lot with the under-construction duplex. Member Wilson asked if the future subdivision lot, assuming the waiver was granted, would have its own driveway or if it would share the Russell's existing driveway. Mr. Mumley said that each lot would have its own driveway, and the proposed house would be built up along the road like the other houses on Golf Course Road. Conservation Commission Co-Chair Ron Stancliff expressed concerns about a house built on a lot as small as 1.5 acres in size. Member Blake explained that due to the Legislature's recent statewide zoning preemption, 2 houses could be built on this lot whether this waiver was granted or not, and that granting the waiver only allowed the two houses to be subdivided and held in separate ownership. Member Wiltshire confirmed that no clear-cutting would be required to create the new house lot. Member LeBlanc said the future house would be sited in the existing hay field, so there was no environmental or neighbor settlement pattern impact per the waiver criteria found in Section 204.4 of the Zoning Bylaws. Mr. Thomas, when asked, confirmed that at 23%, the requested waiver was less than the 25% maximum allowed. Member Wiltshire, given the open field location and the limited neighborhood impacts of the proposed house site, moved to approve the Minimum Lot Size Waiver as requested. The motion was affirmed by a vote of 6-0.

Agenda addendum for Development Review Board composition

Member Wiltshire explained that with his children both located out of state and the resultant travel demand created, he thought he could serve the Board better as an Alternate Member instead of as a full-time Member. Member Wing said that he would be happy to trade roles with Member Wiltshire and become a full Board Member. Member Leblanc moved for the Board to recommend to the Legislative Bodies that Member Wiltshire be moved from a full-time Board Member to an Alternate Board Member, and that current Alternate Member Wing be appointed as a full Board Member. The motion was affirmed by a vote of 6-0. Mr. Thomas said that he would send this appointment recommendation to the Legislative Bodies on Thursday.

The meeting adjourned at 6:45 PM, submitted by Todd Thomas