

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378**

Minutes of December 12, 2002

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Carl Fortune,

Members Absent: David Silverman, Paul Trudell, Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Kelly Tibbitts, Ernie Menard, Pierre & Pat Couture, Brad & Shaune Gregory, Gunner McCain, Ed deBor, Donna Boisvert, and Wayland Wells

Chairman Gary Nolan called the meeting to order at 7:30 PM.

Theresa moved to approve the minutes of November 14, 2002. Carol seconded the motion and it passed unanimously.

**WARNED HEARING: UNION CARBIDE CORPORATION/BISHOP MARSHALL
SCHOOL INC., LOT LINE ADJUSTMENT, 582/680 LAPORTE RD**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 219, 770, and 795 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Mark Leonard (acting as a board trustee of the Bishop Marshall School) and Kelly Tibbitts of Little River Survey.

Union Carbide proposes to adjust the lot line of its 20-acre parcel adjoining the Bishop Marshall School property on Laporte Road. 16.4 acres of predominantly open, undeveloped land would be conveyed to the Bishop Marshall School. The expanded Bishop Marshall property will be approximately 53 acres. The remaining 3.4 acres, which includes the office and warehouse facility, would be retained by Union Carbide for separate conveyance to a third party following the lot line adjustment. The boundary between the retained 3.4-acre parcel and the 16.4 acres conveyed to the Bishop Marshall School is the centerline of the planned Morrisville Bypass.

In a separate transaction, the .67-acre parcel owned by Union Carbide which contains the Bailey residence and a detached garage will be sold to the Bishop Marshall School. Gary noted that bringing this non-conforming lot (due to its size) into common ownership with the Bishop Marshall property may make it subject to merger under Section 421 of the Bylaws.

On a motion by Theresa, seconded by Carol, the application was approved unanimously.

WARNED HEARING: PETER FECTEAU, LOT LINE ADJUSTMENT, VT ROUTE 15 EAST

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 244, 770, and 795 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Wayland Wells, representing the applicant.

Pete Fecteau proposes to adjust the lot lines of two adjoining parcels he owns adjacent to his business on VT Route 15. He proposes to redraw the boundaries to transfer approximately 0.7 acres from a 3.4-acre lot to the adjoining 2.4-acre lot. The reconfigured lots would be 2.6 and 3.1 acres, respectively. This would make the enlarged lot sufficient to meet the minimum lot requirement (3 acres) for a two-family residential structure

On a motion by Carl, seconded by Theresa, the application was approved unanimously.

WARNED HEARING: ERNIE MENARD, CHANGE OF USE, 780 BROOKLYN ST:

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 213, 450, 500, and 630 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Ernie Menard.

Ernie Menard proposes to convert the bowling alley at 780 Brooklyn Street into a retail store for his farm and garden supply business, which is currently located on Northgate Avenue. He would make extensive interior renovations, but no exterior structural changes. He proposes to add a greenhouse along the north side of the main building and use the existing propane storage tank for sale of propane in small containers. He would resurface a portion of the existing parking lot. His application also noted some landscaping improvements.

Carl noted that traffic would likely remain at about the current level, given the close proximity to his present store, but that traffic flow would probably shift toward more daytime hours from the typical traffic generated by the bowling alley.

Pete Couture commented about stormwater runoff coming onto his property from the bowling alley lot. Gary suggested installing one or more storm drains when the lot is resurfaced and that this should be coordinated with a proposed municipal stormwater improvement project on Brooklyn St.

Carl made a motion to approve the application with the condition that the applicant install a stormwater drain in conjunction with the parking lot resurfacing and that said drain should be designed to feed into the proposed municipal stormwater system. Carol seconded the motion and it passed unanimously.

OTHER BUSINESS:

1. Brad and Shaune Gregory presented a plan to subdivide 5 lots from their 93 acre parcel off VT Route 15A. The lots would vary in size from 3.8 to 7 acres. Each lot would be served by

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its own sewage disposal system, with the leachfield for each lot clustered together on a common easement on Lot #6.

A significant portion of the area to be subdivided lies within the Morrisville Water & Light Department ground water source protection area (SPA). In order to approve the subdivision application, the applicant must obtain a determination from the Agency of Natural Resources' Water Quality Division that the proposed subdivision will not pollute or adversely affect the groundwater supply (see Section 304).

Carl moved, and Theresa seconded, that the proposal was consistent with the Town Plan for residential development in this location. The motion passed unanimously.

2. Ray Belanger presented a plan to subdivide approximately 12 acres from his 25 acre parcel off Laporte Road into 5 lots. The board noted that the minimum lot size for each lot excludes the area taken up by the development road and its right-of-way (section 780.1.3) and that the roadway must be designed and built to town road standards (sections 820.2 and 820.6d). The applicant should review lot acreage to ensure it meets the 2-acre minimum without including the development road and its right-of-way.

Carl moved, and Theresa seconded, that the proposal was consistent with the Town Plan for residential development in this location. The motion passed unanimously.

3. The board reviewed and the Chair signed the final subdivision plat of the Dominick Donza 2-lot subdivision on Sterling Valley Road.

4. The board reviewed the final subdivision plat of the Nancy Donahue 2-lot subdivision. Gary questioned whether the 2.0 acre lot retained from the original parcel included the road right-of-way. The ZA will contact the surveyor to determine the answer and bring the plat back for approval at the next meeting.

On a motion by Carl, seconded by carol, the meeting was adjourned at 9 PM.

Respectfully submitted,

Mark Leonard, Recorder