Morristown/Morrisville Development Review Board
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Meeting Minutes of December 8, 2016

Members Present: Susanna Guthmann, John Gloss, Brian Irwin, Gary Nolan (Chair), Paul Trudell & Chris Wiltshire
Members Absent: Karyn Allen & Theresa Breault (alternate)
Staff: Todd Thomas, Zoning Administrator
Signed-in Guests: Lee LaBier, Roy Marble, Jane Barbour, Mike Davin, Phil Cardinal, Gary Bourne, Cara Audibert, Robert Audet Jr., Andrew & Melissa Wing

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. It was noted that approval of the September 22nd meeting minutes was tabled due to quorum issues.

Hearing: 2224 Walton Rd, (Chesterman) §750 final 2-lot subdivision approval
Jane Barbour appeared before the Board representing landowners Brad & Jean Chesterman who were requesting §750 Final Plat Approval to create a 2.1 acre subdivision lot from 14.33 acre parcel 06-056 at 2224 Walton Road in the §260 Rural Residential Agricultural Zone. Ms. Barbour said the proposed subdivision lot was 2 acres in size and that a single-family three bedroom home would be constructed thereon. Upon a question from Zoning Administrator Thomas, Ms. Barbour said that power to the house would be provided underground. Mr. Thomas added that the state wastewater permit for the subdivision had been received. Member Irwin moved to approve the proposed subdivision at 2224 Walton Road with the Board's standard conditions. The motion was affirmed by vote of 6 to 0.

Hearing: 3116 Randolph Rd, (Valcour) §750 final 2-lot subdivision approval
Roy Marble appeared before the Board representing landowner Marthe Valcour who was requesting §750 Final Plat Approval to create a 2 acre subdivision lot from 12.38 acre parcel 17-019 (owned by her revocable trust) at 3116 Randolph Road in the §260 Rural Residential Agricultural Zone. Mr. Marble explained that the subdivision was for an existing home at the corner of Bliss Hill Road that was simply being separated from the farm. Mr. Thomas recommended that the Board condition any approval upon receipt of the state wastewater permit for the house's existing septic system. Member Trudell moved to approve the proposed subdivision at 3116 Randolph Road with the Board's standard conditions. A vote of 6 to 0 affirmed the motion.

Hearing: 334 Magoon Rd, (Wing) §740 preliminary 6-lot subdivision approval
Applicants/landowners Andrew & Melissa Wing appeared before the Board requesting §740 Review and Approval of a Preliminary Plat to create 4 new subdivision lots and a new private road right-of-way from a 25.3 acre tract of land located at 334 Magoon Road (undeveloped parcels 12-043 & 12-044) located in the §260 Rural Residential Agricultural Zone. Mr. Wing said that his proposed subdivision was meant to work with the existing contours of the land to maximize mountain views from the proposed home-sites and that his plan, in no way, maxed out the site's density that would otherwise be allowed under zoning. Mr. Thomas said the proposed

development road would remain private in perpetuity unless it connected to another town road at some point in the future. Mr. Wing said that the proposed road would have a 16 foot wide travel width and that it met the Town's policy for private roads in rural areas. Mr. Thomas said that the Fire Chief requested a fire pond and a dry hydrant be built at the same time as the new roadway so water would be available for firefighting at this new subdivision. Mr. Thomas added that the road crew would like to see a swale proposed where the development road required a culvert in the Magoon Road right-of-way to keep stormwater out of this new intersection. Board members discussed the proposed preliminary 6-lot subdivision proposal in greater detail. Mr. Thomas clarified that there was very little tree clearing proposed as the home-sites were shown on the plat within the open field. Member Trudell moved to recess the hearing until January 12th at 6:30 PM to accommodate more members to walk the proposed development site. The motion was affirmed by a vote of 6 to 0.

Hearing: 65 Richmond St, (Bourne) §254.1 Waiver for two-family use of undersized lot
Applicant/landowner Gary Bourne appeared before the Board requesting a §254.1 Minimum Area Per Residential Unit Waiver of 12% to allow for the conversion of the single-family home on parcel 21-196 at 65 Richmond Street into a Two-Family Dwelling Unit use. Mr. Bourne said that the existing house at 65 Richmond Street was full of trash and that it was nearly beyond repair, especially via the means of the average young couple looking to buy a starter home in the village. Mr. Bourne added that he thought the interior set up of the house and its location by the library made it well suited for conversion into a legal duplex. Mr. Thomas said that this house had a sordid zoning history in his office and that he was happy to learn that Mr. Bourne had purchased it for renovation. Neighboring property owner Phil Cardinal said that he supports the conversion of this home into duplex and its new owner because this property had been problematic in the neighborhood in the past. Chair Nolan confirmed with Mr. Thomas that the waiver requested was calculated at 12% based on the net lot size. Mr. Thomas confirmed that the calculation used the net and not the gross lot size. Member Trudell moved to approve the waiver as proposed. A vote of 6 to 0 affirmed the motion.

Hearing: 887 Brooklyn St, (Madadashcar) §630 CU & §500 SPA re-use of Carquest Bldg
Applicant Cara Audibert of Madadashcar LLC appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval to add the §483 Motor Vehicle Sales & Repair Facility use for car repair in the former Carquest building owned by LH&A Realty on parcel 20-028 at 887 Brooklyn Street in the §210 Commercial Zone. Member Trudell publicly stated that he drew the submitted site plan, but felt that he could still fairly rule on the application unless anyone was opposed to him doing so. Ms. Audibert explained that she was looking to move her current Hyde Park Madadashcar business to this Brooklyn Street location and that she was excited to work with a town that was more business friendly than the Hyde Park zoning office. She explained that she envisioned her Brooklyn Street Madadashcar site as being a full-service car care center that will include detailing services, car repair, car sales and minor auto-body work. She added that any significant auto-body work would be directed toward her Stowe location. Chair Nolan opined that he would like to see a sidewalk added along the frontage of this site as a condition of project approval. Robert Audet Jr., speaking for property owner LH&A Realty, said that he did not think asking for a sidewalk was fair here because the building already existed and no new development was proposed. Member Wiltshire said that the site plan

submitted was not sufficient because it was not accurate. He noted that the site plan submitted was recycled from a former dental office proposal at this location and it was showing parking to the rear of the building that was never built. He added that getting viable site plans seemed to be problematic for property owner LH&A Realty. Member Wiltshire asked that a site plan be submitted that actually showed what Madadashcar would be doing with the property, a site plan that showed the to-be built parking, a site plan that showed the existing and to-be planted landscaping and a site plan that showed the location of the existing septic system and the aforementioned to-be sidewalk. Ms. Audibert and Mr. Audet said that such a site plan would be submitted within the following week for the Board's consideration. Member Wiltshire moved to close the hearing and recess into a Deliberative Session that would conclude at the Board's January 12th hearing. The motion was affirmed by vote of 6 to 0.

The meeting adjourned at 9:15 P.M. - Respectfully submitted by Zoning Administrator Thomas