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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of December 8, 2005

Members Present: Gary Nolan, David Silverman, Paul Trudell, Jean Wickart, Theresa Breault

Members Absent: Carol Jennings, Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Stephen Rae, Charles Grenier, Gert Lepine, Howard Manosh, Gary Bourne, and Darrow Manfield

Gary Nolan called the meeting to order at 7:35PM. On a motion by Theresa, seconded by Jean, minutes of the October 27, 2005 meeting were approved.

WARNED HEARING: PAUL & JEWEL LOWENSTEIN, PRELIMINARY PLAT APPROVAL, 3-LOT SUBDIVISION, STERLING VALLEY ROAD

Gary introduced the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. The ZA conducted a pre-application review of the proposal under the provisions of the proposed zoning and subdivision bylaw amendments that have been submitted to the Select Board for adoption. Theresa administered the sworn oath to Charles Grenier, representing the applicants, and adjacent property owners Steve Rae and Gert Lepine.

The Lowensteins propose to subdivide a 37-acre parcel on Sterling Valley Road into three lots of 12, 15.5, and 9.3 acres, respectively. Each lot would have a single-family home with its own water and septic systems, with primary and replacement leachfields for lot 3 located on lot 2 by easement. The lots would be accessed off Sterling Valley Road by a common driveway.

Charlie Grenier noted that there are 4750 square feet of Class III wetlands impacted by the proposed development. He said the state water & wastewater permit had been approved. He stated the Lowenstein's intention not to further subdivide the parcels, with the possibility that they would establish covenants for the new lots prohibiting further subdivision.

Gary asked about the grade of the proposed 1000-foot long driveway. Charlie said there was a short segment, approximately 100 feet, at the beginning of the driveway as well as a shorter segment at the end of the driveway that was approximately 10% grade.

Gary read a letter from the Fire Chief requesting that the board require the driveway to be at least fourteen feet wide, with a grade no steeper than 10%, and that it include a turn-around area of at least 20'x30' for emergency vehicle operations. Charlie noted there was a turnaround

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depicted on the site plan that would satisfy this requirement. The letter also requests that the driveway be maintained year-round for emergency vehicle access.

Steve Rae expressed regret that the property was being subdivided, but said it appeared to be reasonably well-laid out to preserve the character of the area.

David made a motion to approve the application as presented with standard subdivision conditions and incorporating the Fire Chief's requested conditions. Paul seconded the motion and it passed unanimously.

WARNED HEARING: VERMONT PRECISION WOODWORKS, CONDITIONAL USE & SITE PLAN REVIEW, RETAIL SALES INCIDENTAL TO MANUFACTURING USE, 249 PROFESSIONAL DRIVE

Gary recused himself from hearing this application due to a possible conflict of interest. David assumed the chair and introduced the application, to be reviewed under sections 233, 450, 502, and 632-636 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Howard Manosh, representing the applicant.

Howard explained that Vermont Precision Woodworks wanted to convert approximately 3500 square feet of existing space at its manufacturing facility on Professional Drive into an outlet store for furniture made on site and related accessory items, such as mattresses. No new structures were required and existing access and parking areas are sufficient for the proposed outlet store. A sign for the store would be placed at the access to Professional Drive along Brooklyn Street.

Theresa moved, and Paul seconded, to approve the application with standard conditions. The motion passed unanimously.

RECESSED HEARING: GARY BOURNE, CONDITIONAL USE & SITE PLAN REVIEW, BUSINESS EXPANSION (CONVENIENCE STORE), 18 BRIDGE STREET

Gary stated that this was the continuation a warned hearing that had been recessed on October 27, 2005. The application is being reviewed under sections 208, 502-503, and 630-635 of the zoning and subdivision bylaws. David recused himself from hearing this application due to a conflict of interest. Theresa administered the sworn oath to Gary Bourne and Darrow Manfield, consultant for the applicant.

Darrow reviewed changes to the plan they had made since the previous hearing. The building addition on the west end has been reduced from sixteen feet wide to twelve feet, increasing the setback distance from the proposed addition to the property line from five to nine and a half feet (the applicable minimum setback being ten feet). The portion of the addition facing Bridge Street has been reduced by approximately six feet, bringing this portion of the addition more closely in line with the existing building façade. The proposed drive-through service window has been relocated from the back of the building, along the common boundary line with Guy's Farm & Yard, to the west side, facing the apartment building next door. The end result would be a building of 2,046 square feet, approximately 500 square feet larger than the existing building.

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Gary said he was still concerned that the traffic flow along the west side of the building past the drive-through service window would impede parking for the tenants in the building next door. He suggested the board conduct a site walk of the property.

Paul moved to recess the hearing to a site walk to be conducted on Dec 17. Theresa seconded the motion and it passed unanimously.

OTHER BUSINESS:

The board reviewed and approved the final survey plats for the Wildes lot line adjustment on Demars Road and the Stancliff two lot subdivision on Stancliff Road.

On a motion by Paul, seconded by Jean, the meeting adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 1/12/06 TB/JW