

FILE COPY

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

P.O. BOX 748

MORRISVILLE, VT 05661

Phone (802) 888-6373

Fax (802) 888-6378

Minutes of November 14, 2002

Members Present: Carol Jennings, David Silverman, Theresa Breault, Carl Fortune, Jean Wickart, Paul Trudell

Members Absent: Gary Nolan

Recorder: Mark Leonard, Zoning Administrator

Guests: Jodi Clark, Nancy Donahue, Paul Bergeron, David Peatman, Gert Lepine, Lee LaBier, Peter Fecteau

David Silverman, Acting Chair, called the meeting to order at 7:30 PM.

Theresa moved to approve the minutes of October 10, 2002. Paul seconded the motion and it passed unanimously.

WARNED HEARING: NANCY DONAHUE, 2-LOT SUBDIVISION, 1685 ELMORE RD

David opened the hearing and gave an overview of the application. The application will be reviewed under Sections 260 and 730-780 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A pre-application review of the proposal was conducted on October 10, 2002. Theresa administered the sworn oath to Nancy Donahue and Jodi Clark.

Nancy Donahue proposes to subdivide her 20.56- acre parcel into tow lots of 2 acres and 18.56 acres. The two acre lot, fronting on Elmore Road, contains a house, pool, accessory buildings and a tennis court. The remaining 18+ acres is undeveloped, with soil test showing it could support a single home. The adjoining property owner, Jodi Clark, intends to purchase the newly created lot, which would be accessed from the private road accessing her property.

Jean moved to approve the application with standard subdivision conditions. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: PAUL BERGERON, AMENDED SUBDIVISION PERMIT, MUD CITY LOOP

David opened the hearing and gave an overview of the application. The application will be reviewed under Sections 260, 760.2, 765, and 770 of the Morrisville/Morristown Zoning and

FILE COPY

Subdivision Bylaws. A pre-application review of the proposal was conducted on October 10, 2002. Theresa administered the sworn oath to Paul Bergeron, David Peatman, Lee Labier, and Gert Lepine.

Paul Bergeron proposes to amend the subdivision permit approved by the DRB on November 8, 2001 subdividing his 110 (approximate) acre parcel on the Mud City Loop into five 10 acre and one 60 acre lots. The amended plan would create two 50 acre lots and one 10 acre lot. The ten acre lot would be the same dimensions as the originally approved Lot #1. A common septic system would serve lot #1 and lot #2. All buffer zones and restrictions around the Class 2 wetlands on the lower end of the property designated in the original application would remain in place. The access road would extend beyond the original plan to reach the 50 acre parcel at the top of the property. Mr Bergeron stated he would write in deed restrictions for the new lots prohibiting any further subdivision of the land.

Gert Lepine said the amended plan was very acceptable to her and others in the area who had opposed the original plan. She lauded Mr Bergeron's efforts to come up with a plan that satisfied both his and the area residents' needs and concerns.

Theresa moved to approve the application with standard subdivision conditions. Jean seconded the motion and it passed unanimously.

OTHER BUSINESS:

Pete Fecteau presented a plan 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 0.7 acres from a 3.4-acre lot to the adjoining 2.4-acre lot. This would make the enlarged lot sufficient to meet the minimum lot requirement (3 acres) for a two-family residential structure.

Paul moved, and Theresa seconded, that the proposal was consistent with the Town Plan. The motion passed unanimously. A warned public hearing on the application will be scheduled.

On a motion by Paul, seconded by Carol, the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Mark Leonard, Recorder