

Morristown/Morrisville Development Review Board
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Meeting Minutes of 10 November 2021

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire

Members Absent:

Staff: Todd Thomas, Zoning Administrator

Guests: Engineer Tyler Mumley, developer Bob Provost, Susan & Robert Audet, Kristin Fogdall, Dave Hibme, Leah Bronner, Janet Larson, Gail Asam, Susan Kimmerly, Donald Blake, Jr., Barbara Percy, Damon Lee, Kate Greenmum, Elizabeth Cass, Jason McArthur, Dominic Couture, Lee LaBier, Wally Reeve, Bob Budliger, Fred Ober, Am Koletsky, Jacob Walker, Jodi & Rick Barry

Call to Order: Chair Nolan called the meeting to order at approximately 6:05 PM. Chair Nolan added a discussion to the end of the agenda regarding Board procedures. Member Wilson clarified, in reference to the prior DRB meeting, how to correctly call the question under Robert's Rules.

Minutes: Member Wilson moved to approve the October 13th meeting minutes. A vote of 6-0-1 affirmed the motion (with Member LeBlanc abstaining). Member Wilson also moved to approve the October 27th meeting minutes. A vote of 6-0-1 affirmed the motion (with Member LeBlanc again abstaining).

Hearing: Cond. Use & Site Plan for 24 housing units on Jersey Way (J. Hts Residences)

Applicant/landowner Jersey Heights Residences LLC appeared before the Board requesting §437 Change of Non-Conforming Use and §630 Conditional Use approval in the Commercial Zone to raze the existing structures on Parcels 07-002 & 07-003 (573 & 587 LaPorte Road), and replace them with a 24-unit multi-family housing development. Zoning Administrator Thomas noted that if this request is granted tonight, the Applicant will reappear before the Board for a 2nd hearing after developing a full §500 Site Plan of the property. Developer Bob Provost and Engineer Tyler Mumley represented the Applicant at the hearing. Mr. Provost said that he owned 573 Jersey Heights, and he had 587 Jersey Heights under contract, which he would close on pending the results of this hearing. Mr. Provost clarified that the two parcels would be merged if the proposed project was constructed. Abutter Lee LaBier said he was opposed to the development, and questioned the legality of the proposal. Chair Nolan responded that because there is a non-conforming industrial use being redeveloped, the Board, per §437 of the Bylaws, could approve any other non-conforming use if it was determined to better comport with the surrounding neighborhood. Various abutters, including Susan Kimmerly, Jason & Elizabeth MacArthur, and Leah Bronner expressed support for the requested residential conversion of the development site. Kristin Fogdall and Wally Reeve expressed concerns about traffic from this development in connection with other recently approved development on Jersey Heights. Chair Nolan read a letter into the record written by France Paquette that expressed support for the residential conversion of the industrial site, but expresses concerns about traffic, and the potential visibility of the proposed parking lot from Jersey Heights. Engineer Mumley said that if tonight's change of non-conforming use request is granted, he would submit a site plan for approval that screened the parking lot, added additional landscaping, as well as the required sidewalks. Member Streets moved to grant the requested application for §437 Change of Non-Conforming Use and §630 Conditional Use. The motion was affirmed by a vote of 7-0.

Hearing: Home Business request for firewood processing at 112 Stickell Rd (Barry)

Applicant/landowners Jody & Rick Barry appeared before the Board requesting \$630 Conditional Use & \$500 Site Plan Approval for a \$415 Home Business use for a firewood processing operation, and parking of work vehicles for an arborist, and plow company on Parcel 12-121-1 at 112 Stickell Road in the Low Density Residential Zone. Upon a question from Member Wiltshire, Mr. Barry clarified that he processed about 80-100 cords of firewood per year. Mr. Barry added that his house site is remote with no neighboring homes in earshot. Member Guthmann said she visited the property earlier in the day, and agreed that the property was surprisingly remote. Member LeBlanc moved to approve the Home Business application as proposed, provided that the firewood operation is limited to a maximum of 100 cords of firewood per year, the hours of operation are limited to 7am to 5pm during weekdays, and from 9am to 2pm on Saturdays (including deliveries of lumber and outgoing firewood), and that the Home Business permit expires with Jody & Rick Barry's ownership of 112 Stickell Road. A vote of 7-0 affirmed the motion.

Discuss: Open seat for DRB Alternate

The Board met with Donald Blake Jr. regarding the open DRB alternate seat. Board Members were very pleased to have someone with Mr. Blake's building experience, and deep community roots apply for this position. As such, the Board, by consensus, unanimously recommended that Mr. Blake be appointed as a DRB alternate at the next Selectboard and Village Trustee meeting.

Discuss: DRB Procedures

The Board discussed meeting minutes requirements, preferences for going into Deliberative Session (or not) to approve projects, and who can legally be considered to be an Interested Party.

The meeting adjourned at 8:20 P.M. - Respectfully submitted by Zoning Administrator Thomas