Morristown/Morrisville Development Review Board
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Meeting Minutes of November 8, 2017

Members Present: Members Karyn Allen, Susanna Guthmann, Gary Nolan (Chair), Andrew Strniste (alternate), Paul Trudell, and Chris Wiltshire
Members Absent: John Gloss, Brian Irwin, and Theresa Breault (alternate)
Staff: Todd Thomas, Zoning Administrator
Signed-in Guests: Steve Greaves, Gary Greaves, Roy Marble, Jim Mahoney, Ron Stancliff, George Bambara, Rob Bomer, Sharon and Bill Rowell

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Trudell moved to approve the October 25th meeting minutes. The motion was approved by a vote of 5-0-1, with Member Strniste abstaining.

Hearing: Greaves Farms §510 Conservation Subdivision, Preliminary Plat Approval
Applicant/landowner Greaves Farms Corp. appeared before the Board requesting §510 Conservation Subdivision and §740 Preliminary Plat Approval for a 5 lot subdivision on Washington Highway, parcels 08-002 & 13-033 in the §260 Rural Residential Agricultural Zone. Attorney Mahoney presented the application to the Board on behalf of the applicant Greaves Farms Corp. Attorney Mahoney spoke to the four proposed house lots, each approximately 1 acre in size, as well as the 4.16 acre open space lot. He said that the open space parcel (Lot #5) would be subject to the following three deed restrictions:

1. A 25 foot wide no clear zone along its common boundary with Lot #4;
2. A view easement benefiting Lot #4; and
3. Posting by the Town or others to prohibit hunting.

Upon a question from Member Strniste, Attorney Mahoney and Sharon Rowell explained that the current 5 lot subdivision in front of the Board was part of a much larger development masterplan recently approved by Act 250 that conserved over 100 acres of the 330 plus acre farm property. Conservation Commission Chair Ron Stancliff said that his Board would vote to be stewards of the Lot #5 open space parcel and also develop a walking trail thereon at its next meeting. Upon a question from neighbor Steve Greaves, it was noted that the proposed house lots would be served by individual septic systems and an improved water line built in the Washington Highway road right-of-way. Mr. Thomas said that he would check if Morrisville Water & Light would like to own this waterline. Mr. Thomas recommended that the Board approve the proposed preliminary subdivision with the following conditions of approval:

1. A note shall be added to the plan stating the underling zoning of the land being developed;
2. The plan shall be amended to add gross & net acreages (minus the ROW) for each parcel;
3. Parcel numbers shall be added to the plan for all five new parcels; and
4. Each house lot shall be required to obtain an access permit prior to development.

Member Trudell said that it was important to confirm that the small house lots were large enough (i.e. shown with a net acreage). Member Trudell moved to approve the preliminary subdivision with the aforementioned conditions of approval. The motion was affirmed by a vote of 6-0.

The meeting adjourned at 7:25 P.M. - Respectfully submitted by Zoning Administrator Thomas