

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
P.O. BOX 748 / MORRISVILLE, VT 05661
Phone (802) 888-6373

Meeting Minutes of November 8, 2012

Members Present: Theresa Breault, Gary Nolan (Chair), Ron Stancliff, Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Karyn Allen & Brian Irwin

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: John Springer-Miller of JTRD Properties LLC, Arlene & Bill Marrinan of Tamarack Hill Road, Matt Audy of Trombley Hill Road, Jerry Audy of Cochran Road & Leo Trombley of VT Rte 15E.

Call to Order & Minutes: Chair Nolan called the meeting to order at 6:35 P.M. Member Trudell moved to approve the October 25, 2012 meeting minutes. A vote of 5-0-1 affirmed the motion, with member Wickart abstaining.

WARNED HEARING: 3869 LaPorte Rd, §630 CU (JTRD Properties LLC)

Under §260 Rural Residential Agricultural Zone & §630 Conditional Use, applicant JTRD Properties LLC appeared before the Board seeking an after-the-fact approval for a six foot tall stockade fence constructed along the front property line of 3869 LaPorte road on parcel 16-062. Zoning Administrator Thomas explained that the six foot tall closed stockade fence that was constructed parallel to the roadway was not something that could be administratively approved. He noted complaints received via e-mail for the record from the abutters to the north and to the east of the property regarding the fence. Member Trudell inquired as to the height of the fence. Mr. John Springer-Miller, representing JTRD Properties LLC, replied that the fence is six feet tall and was installed to buffer traffic noise for the benefit of the two Dwelling Units on the property. Mr. Springer-Miller apologized for constructing a fence without a permit. He said that he was unaware that a permit was needed to build a fence. Abutting property owners Arlene & Bill Marrinan of Tamarack Hill Road said that they do not care for the appearance of the fence and they would not want to see additional panels of it added along their common property line with JTRD Properties LLC. Member Breault inquired as to the length of the fence. Mr. Springer-Miller said that the fence was about 170 feet long, as measured along the road frontage. Mr. Thomas noted that the same fence could be approved administratively along the side and rear property lines. Member Wickart moved to grant a Conditional Use permit for the after-the-fact fence construction. A vote of 6-0 affirmed the motion.

WARNED HEARING: 3255 VT Rte 15 E, §750 Review/Approval of Final Plat (Trombley)

Under §750 Review and Approval of Final Plat, applicant Leo Trombley appeared before the Board seeking approval for a minor two lot subdivision of parcel 09-023 at 3255 VT Rte 15 East in the §240 RRA/SI zone. Mr. Trombley explained that the two houses on this property already existed and that he was simply looking to put each on a separate lot to satisfy the bank's request for a pending mortgage refinance of the property. Mr. Trombley added that the subdivision would separate his existing house near Vermont Route 15 from the rest of the larger parcel. Zoning Administrator Thomas explained that the current subdivision proposal had already received Sketch Plan Review and Preliminary Plat approval. He added that the proposed subdivision plat currently before the Board was compliant with requirements. Member Stancliff moved to grant §750 Final Plat approval for the proposed subdivision. A vote of 6-0 affirmed the motion.

WARNED HEARING: 609 Cochran Rd, §437 CNCU, §500 SP & §630 CU (Audy)

Under §260 Rural Residential Agricultural Zone, §437 Change of Non-Conforming Use, §500 Site Development Plan Approval & §630 Conditional Use, applicant and landowner Gerald Audy appeared before the Board to add a Motor Vehicle Sales & Repair Facility use to sell utility trailers as part of the existing business on parcel 12-095 at 609 Cochran Road. Matt Audy, the applicant's son, explained that he would like to add the sale of utility trailers to the existing Home Industry that was previously permitted on the property. Zoning Administrator Thomas explained that the previous business was permitted as a Home Industry, which predates the current zoning for Home Business. Mr. Thomas added that the Home Industry requirements did not specify a maximum size ratio for the business buildings in relation to the size of the Dwelling Unit on the property. Mr. Thomas submitted the Google Earth site plan that he received earlier today from applicant, which showed a 280' x 40' space in the existing parking lot for the proposed sale of utility trailers. Member Stancliff asked if parking on the site will be an issue once the sale of utility trailers is added thereto. Matt Audy said that there is and will be ample parking on the site. Member Wiltshire asked about hours of operation for the trailer sales. Mr. Audy answered that the sales would run from 7 AM to 5 PM Monday through Saturday and begin in the spring. Member Trudell moved to approve the request for the storage and sale of utility trailers, provided that the trailers are stored and sold in the area shown on the site plan and that no sales of mobile homes and campers take place on the property and that all new lighting is down shielded LEDs with cutoff fixtures. A vote of 6-0 affirmed the motion.

The meeting adjourned at approximately 7:15 P.M.

Respectfully submitted by Todd Thomas, ZA

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
P.O. BOX 748 / MORRISVILLE, VT 05661
Phone (802) 888-6373

Meeting Minutes of November 8, 2012

Members Present: Theresa Breault, Gary Nolan (Chair), Ron Stancliff, Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Karyn Allen & Brian Irwin

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: John Springer-Miller of JTRD Properties LLC, Arlene & Bill Marrinan of Tamarack Hill Road, Matt Audy of Trombley Hill Road, Jerry Audy of Cochran Road & Leo Trombley of VT Rte 15E.

Call to Order & Minutes: Chair Nolan called the meeting to order at 6:35 P.M. Member Trudell moved to approve the October 25, 2012 meeting minutes. A vote of 5-0-1 affirmed the motion, with Member Wickart abstaining.

WARNED HEARING: 3869 LaPorte Rd, §630 CU (JTRD Properties LLC)

Under §260 Rural Residential Agricultural Zone & §630 Conditional Use, applicant JTRD Properties LLC appeared before the Board seeking an after-the-fact approval for a six foot tall stockade fence constructed along the front property line of 3869 LaPorte road on parcel 16-062. Zoning Administrator Thomas explained that the six foot tall closed stockade fence that was constructed parallel to the roadway was not something that could be administratively approved. He noted complaints received via e-mail for the record from the abutters to the north and to the east of the property regarding the fence. Member Trudell inquired as to the height of the fence. Mr. John Springer-Miller, representing JTRD Properties LLC, replied that the fence is six feet tall and was installed to buffer traffic noise for the benefit of the two Dwelling Units on the property. Mr. Springer-Miller apologized for constructing a fence without a permit. He said that he was unaware that a permit was needed to build a fence. Abutting property owners Arlene & Bill Marrinan of Tamarack Hill Road said that they do not care for the appearance of the fence and they would not want to see additional panels of it added along their common property line with JTRD Properties LLC. Member Breault inquired as to the length of the fence. Mr. Springer-Miller said that the fence was about 170 feet long, as measured along the road frontage. Mr. Thomas noted that the same fence could be approved administratively along the side and rear property lines. Member Wickart moved to grant a Conditional Use permit for the after-the-fact fence construction. A vote of 6-0 affirmed the motion.

WARNED HEARING: 3255 VT Rte 15 E, §750 Review/Approval of Final Plat (Trombley)

Under §750 Review and Approval of Final Plat, applicant Leo Trombley appeared before the Board seeking approval for a minor two lot subdivision of parcel 09-023 at 3255 VT Rte 15 East in the §240 RRA/SI zone. Mr. Trombley explained that the two houses on this property already existed and that he was simply looking to put each on a separate lot to satisfy the bank's request for a pending mortgage refinance of the property. Mr. Trombley added that the subdivision would separate his existing house near Vermont Route 15 from the rest of the larger parcel to the north. Zoning Administrator Thomas explained that the current subdivision proposal had already received Sketch Plan Review and Preliminary Plat approval. He added that the proposed subdivision plat currently before the Board was compliant with requirements. Member Stancliff moved to grant §750 Final Plat approval for the subdivision. A vote of 6-0 affirmed the motion.

WARNED HEARING: 609 Cochran Rd, §437 CNCU, §500 SP & §630 CU (Audy)

Under §260 Rural Residential Agricultural Zone, §437 Change of Non-Conforming Use, §500 Site Development Plan Approval & §630 Conditional Use, applicant and landowner Gerald Audy appeared before the Board to add a Motor Vehicle Sales & Repair Facility use to sell utility trailers as part of the existing business on parcel 12-095 at 609 Cochran Road. Matt Audy, the applicant's son, explained that he would like to add the sale of utility trailers to the existing Home Industry that was previously permitted on the property. Zoning Administrator Thomas explained that the previous business was permitted as a Home Industry, which predates the current zoning for Home Business. Mr. Thomas added that the Home Industry requirements did not specify a maximum size ratio for the business buildings in relation to the size of the Dwelling Unit on the property. Mr. Thomas submitted the Google Earth site plan that he received earlier in the day from applicant, which showed a 280' x 40' space in the existing parking lot for the proposed sale of utility trailers. Member Stancliff asked if parking on the site will be an issue once the sale of utility trailers is added thereto. Matt Audy said that there is and will be ample parking on the site. Member Wiltshire asked about hours of operation for the trailer sales. Mr. Audy answered that the sales would run from 7 AM to 5 PM Monday through Saturday and start in the spring. Member Trudell moved to approve the request for the storage and sale of utility trailers, provided that the trailers are stored and sold in the area shown on the site plan and that no sales of mobile homes and campers take place on the property and that all new lighting is down shielded LEDs with cutoff fixtures. A vote of 6-0 affirmed the motion.

The meeting adjourned at approximately 7:15 P.M.

Respectfully submitted by Todd Thomas, ZA