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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of November 8, 2007

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

Members Absent: David Silverman, Karyn Allen, Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Marci Young, Kevin Lane, Henry Glowiak, Gert Lepine, Chris Chauvin, Dereck Woolridge

Chairman Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by Jean, minutes of the October 25, 2007 meeting were approved.

WARNED HEARING: CCS DEVELOPMENT CORP, FINAL PLAT APPROVAL, 5-LOT SUBDIVISION, VT ROUTE 15 EAST & HOULE AVE

Gary noted that this hearing is for final plat approval, preliminary plat approval having been given on October 25, 2007. Theresa administered the sworn oath to Ray and Chris Chauvin, representing the applicant, and Dereck Woolridge, project engineer.

Chris Chauvin reviewed a survey plat prepared by David Peatman, labeled "CCS Development Corp Business Park", dated October 23, 2007. He stated that there were no significant changes to the plan previously reviewed and approved. He noted a minor change to the survey lines along the Houle Avenue property boundary arising from a more detailed survey measurement. The resulting adjustment did not change any lot sizes.

Gary noted that the minimum width of any right-of-way (ROW) needs to be fifty (50) feet. With the adjusted Houle Avenue boundary line, the access ROW is a few inches short of that at its intersection with Houle Avenue. Gary said that this had been a major impediment to the transfer of road ownership at another development in town and advised that the final mylar survey plat reflect this minimum width.

Paul moved to grant final plat approval of the application as presented with standard subdivision conditions and the requirement that the final mylar survey plat show the required minimum right-of-way width. Theresa seconded the motion and it passed unanimously.

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RECESSED HEARING: GERTRUDE LEPINE, CONDITIONAL USE APPROVAL, 100-FOOT WIND TURBINE TOWER, 4693 MUD CITY LOOP

Gary reviewed the application, to be considered under sections 263s and 632-635 of the zoning and subdivision bylaws. He noted that this is the resumption of a warned hearing that was held on October 25, 2007 and that a site walk of the subject property, attended by four board members and the ZA, was conducted on November 3, 2007. Theresa administered the sworn oath to the applicant Gert Lepine, Kevin Lane, Henry Glowiak, and Marci Young.

Gert Lepine reviewed her request to install a 10Kw wind turbine mounted on a 100-foot tall mast tower behind what she called the MacArthur barn on her farm on Mud City Loop. The electrical equipment associated with the system would be enclosed in the barn.

Gary noted there was only one objection to the project submitted by adjoining property owners John and Richela Fusco. He also noted comments supporting the project for a number of neighbors and other town residents.

Theresa moved, and Jean seconded, to approve the application as presented, with the condition that should the wind turbine cease to function or be abandoned that the tower be removed. The motion passed unanimously.

The meeting adjourned at 8:00 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 1/10/08 PT/TB