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MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

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Minutes of October 27, 2005

Members Present: Gary Nolan, Paul Trudell, Carol Jennings, Jean Wickart, Carl Fortune, Theresa Breault

Members Absent: David Silverman

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Leo St Cyr, Kirsten Tranberg, Dana Wildes, Sam Guy, Gary Bourne, Darrow Mansfield

Gary Nolan called the meeting to order at 7:33PM. On a motion by Theresa, seconded by Jean, minutes of the October 13, 2005 meeting were approved.

WARNED HEARING: LEO ST CYR, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, COTE HILL ROAD

Gary introduced the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. A pre-application review of the proposal was conducted on October 13, 2005. Theresa administered the sworn oath to Leo St Cyr.

Leo St Cyr proposes to subdivide a three-acre lot from his current 25-acre parcel on Cote Hill Road. The new lot would have a single-family home with its own water and septic systems. It would be accessed off Cote Hill Road on an existing driveway. The balance of the property contains Leo's home.

Carl made a motion to approve the application as presented with standard subdivision conditions. Jean seconded the motion and it passed unanimously.

WARNED HEARING: DANA WILDES, LOT LINE ADJUSTMENT, 122 DEMARS RD

Gary introduced the application, to be reviewed under sections 264 and 795 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Dana Wildes

Dana explained that he and his wife own adjoining parcels, #08-010 and 08-011, located on Demars Road. Their home is on parcel #08-010 (Lot 1), which is a pre-existing non-conforming lot due to it being less than the minimum lot size of two acres. His designated replacement area for his septic system is located on the adjoining parcel (Lot 2).

Dana proposes to redraw the common boundary line between the two lots so that his

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septic replacement area is located on Lot 1. The lot would gain 0.7 acres, making it a conforming lot. Lot 2 would be reduced by this amount, to a total of 2.23 acres.

Paul moved, and Theresa seconded, to approve the application with standard conditions. The motion passed unanimously.

WARNED HEARING: CHUCK WASKUCH & KIRSTEN TRANBERG, LOT LINE ADJUSTMENT, 383 PATCH ROAD

Gary introduced the application, to be reviewed under sections 264 and 795 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Kirsten Tranberg

Chuck Waskuch and Kirsten Tranberg own parcel #06-053, 10.27 acres at 383 Patch Road. Charles and Sara Waskuch own the adjoining parcel, #06-054, 12 acres on Patch Road. The applicants' septic leachfield is located on the adjoining lot. They propose to adjust the lot line between the two properties in order to have their leachfield located on their property. Parcel #06-053 would increase in size by approximately 2.2 acres to 12.4 acres. Parcel #06-054 would be reduced in size to 10 acres.

Paul moved, and Carol seconded, to approve the application with standard conditions. The motion passed unanimously.

WARNED HEARING: GARY BOURNE, CONDITIONAL USE & SITE PLAN REVIEW, BUSINESS EXPANSION (CONVENIENCE STORE), 18 BRIDGE STREET

Gary introduced the application, to be reviewed under sections 208, 502-503, and 630-635 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Gary Bourne, Darrow Mansfield, and Sam Guy (adjoining property owner).

Darrow Mansfield, consultant for the applicant, informed the board at the start of the hearing that the applicant was amending the application to remove the proposed car wash. The application now is solely for an expansion of the existing convenience store at the corner of Portland and Bridge Streets.

The portion of the building that had been an auto service area is to be renovated and expanded for a large convenience store. A 16x35 addition would go on the west side of the building, facing a five-unit apartment building also owned by the applicant. A 4x34 addition would go on the rear of the building, facing the adjoining property of Sam Guy (Guy's Farm & Yard). This addition would include a drive-through service window.

Darrow noted that there would be ten parking spaces, six on the east side along Portland Street and four spaces at the gasoline pumps in front of the store. Jean asked about employee parking; Gary said there was space in the back. The ZA questioned whether you could include the spaces at the gas pumps as parking spaces.

The ZA raised concerns regarding traffic circulation around the rear and side of the building generated by the drive-through service window. He noted that there did not appear to be sufficient room at the west end of the expanded building to allow cars to drive around and still provide adequate parking for the tenants next door. The proposed expanded building would be five feet from the adjoining property line; a ten-foot setback is required. He suggested that a

traffic analysis of the proposal might be appropriate.

Sam Guy inquired about the kerosene/diesel fuel pump located on the corner of the building, adjacent to his business. He said he already had problems with Bourne's customers using that pump blocking access to his business. Gary said the pump would be removed.

Paul said he would like to see a revised site plan that addressed the questions raised.

Theresa moved to recess the hearing until the next scheduled date (December 8, 2005). Carol seconded the motion and it passed unanimously.

OTHER BUSINESS:

The board met in deliberative session on the James Grover home business application. They reviewed letters from James Grover rebutting points made in letters presented at the warned hearing opposing his application and from Chip Horton responding to James Grover's letter.

Paul moved to approve the application with the conditions that all vehicles towed to the site must be parked in the fenced-in area, that they must be removed within 15 days of arrival, and that a gate be installed to shield the vehicle parking area from view. Carl seconded the motion and it passed unanimously.

On a motion by Paul, seconded by Carl, the meeting adjourned at 9:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 12/8/05 TB/sw