

Morristown/Morrisville Development Review Board
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Meeting Minutes of 16 October 2019

Members Present: Susanna Burnham, Theresa Breault (alternate), Gary Nolan (Chair), Laura Streets, Mary Ann Wilson, and Chris Wiltshire

Members Absent: Paul Trudell

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Melissa Leblanc, Terrence Jones, Lorraine Paine, Tom Paine, Mary Ann and Charles Hight

Call to Order & Minutes: Chair Nolan called the recessed meeting to order at approximately 5:40 PM.

Hearing: 57 Lawrence Rd, §204.4 Waiver request for Minimum Lot Size (Jones)

At the continued hearing, applicant/landowner Terrence Jones reappeared before the Board requesting a 5% or 9% Waiver of the Minimum Lot Size to allow for a future subdivision of 3.5 acre parcel 16-030-7 at 57 Lawrence Road in the Rural Residential Agricultural Zone. Chair Nolan noted for the record that the Board had just finished a site walk of the subject property attended by all of the Board Members sitting on the hearing, as well as Mr. Jones, the Zoning Administrator, and prospective Board Member Melissa Leblanc. After reviewing various plans for the property, Chair Nolan read an abutter comment letter into the record from Dawn and Patrick Vetrano that opposed the granting of this waiver. Mr. Thomas added that the Board of Listers submitted the requested opinion regarding the waiver's potential impacts to neighboring property values. The Board discussed the merits of the project in relation to the waiver criteria listed in section 204.4 of the zoning bylaws. Mr. Jones said there are no plans to change the two houses' shared well or shared septic if the requested waiver was granted. Member Wiltshire moved to continue the discussion in Deliberative Session. The motion was affirmed by a vote of 6-0. At the conclusion of the Deliberative Session discussion, Member Wiltshire moved to grant the Minimum Lot Size Waiver as proposed with the following conditions:

1. Mr. Jones shall complete the exterior of both houses, including the missing siding, within one year from the date of this decision;
2. Mr. Jones' yard shall be cleaned up of all construction debris including pallets, wood piles, and piles of stone within one year from the date of this decision;
3. Zoning enforcement of these conditions, which may include fines, shall commence 366 days from the date of this decision if both houses are not finished, and the yard is not cleared of the aforementioned debris; and
4. Any subsequent subdivision of the property, if the Waiver is granted, shall require full Board approval.

The motion failed to carry by a vote of 2-4.

The meeting adjourned at 7:45 P.M. - Respectfully submitted by Zoning Administrator Thomas