

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

October 14, 2010 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan (Chair), Jean Wickart & Chris Wiltshire

Members Absent: Paul Trudell & Ron Stancliff

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: See attached sign-in sheets

Member Nolan called the meeting to order at 7:30 PM. Member Breault moved to approve the September 23, 2010 meeting minutes as presented. The motion was affirmed by a vote of 6-0.

WARNED HEARING: Rosamond Manning: Rock Bodies CU & SDPA

Applicant Rosamond Manning of Rock Bodies LLC appeared before the Board seeking Conditional Use and Site Development Plan Approval to locate a personal training business at 65 Northgate Plaza, in the §210 COM zone under uses: Business Services and Retail Delivery of Goods and Services. ZA Thomas explained the application and said it should be reviewed under §210 Commercial District / §214.2 Specific Requirements / §500 Site Development Plan Approval / §630 Conditional Use. ZA Thomas added that the proposal was quite minor, as only interior renovations to an existing commercial space in Northgate Plaza were planned. Chair Nolan recused himself from the discussion and left the room because his employer, Howard Manosh, owns Northgate Plaza. Applicant Manning explained that she would be relocating her business from Hyde Park to Morrisville and that the business was not a gym, but a personal training space that would have accessory retail. Ms. Manning added that her staff would include a therapist and an acupuncturist. Member Breault inquired about the hours. Ms. Manning replied that her hours would likely be from 5:30 A.M. to 9:00 P.M. Member Wiltshire said that he was not concerned with the proposed hours and did not want to limit them. Member Irwin moved that the Board accept the application as stated. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Hunt Companies: McDonald's CU & SDPA

Chris Boyea of Bohler Engineering appeared before the Board on behalf of applicant Hunt Companies Inc. for Conditional Use and Site Development Plan Approval to expand the footprint of the existing McDonald's by 116sf at 105 Morrisville Plaza, in the §210 COM zone under use Restaurant. ZA Thomas said that the application should be reviewed under §210 Commercial District / §214.2 Specific Requirements / §470 Signs / §500 Site Development Plan Approval / §630 Conditional Use. ZA Thomas added that the small footprint expansion proposed was to correct the traffic flow at the drive-through, in addition to the property being made ADA compliant during the restaurant's exterior remodel. Mr. Boyea said that the drive-through reconfiguration would speed up and improve customer service. He added that the exterior remodel will eliminate the mansard roof. The Board discussed the four proposed signage changes. It was determined that the internally illuminate signage was grandfather by permit 88-015 and that the newly proposed signage was a reduction in total sign area (201.8sf to 194.2sf). Chair Nolan said that there is too much temporary signage on the premises and

requested that it be removed. Mr. Boyea said that he would pass the request along. Member Wiltshire moved to grant Conditional Use and Site Development Plan Approval for the proposed application (including the signage). The motion was affirmed by a vote of 6-0.

RECESSED HEARING: Greg Sargent: Sargent Moving CU & SDPA

Applicant and owner Gregory Sargent appeared before the Board seeking Conditional Use and Site Development Plan Approval for a new parking area for his moving company operating under Home Business permit #2008-062 located at 796 Laporte Road. ZA Thomas introduced the application and said that it should be reviewed under §215 Business Enterprise District / §219.2 Specific Requirements / §500 Site Development Plan Approval / §630 Conditional Use. ZA Thomas noted that a site plan was submitted showing the proposed parking area since the recessed September 9th warned hearing. He added that the submitted application provided the setbacks from the proposed parking area, and requested parking for two additional vehicles. Mr. Sargent said that Grimes Excavating would be doing the grading and parking lot work, which would have a gravel surface at first. The grading work was reported to include 50 truckloads of fill. Member Wiltshire asked if setbacks will be met from the proposed parking area. Mr. Sargent responded that there is approximately 150 feet from the side lot line. Mr. Sargent asked the Board to consider allowing a light in the proposed parking area for security purposes. The light was proposed where the 80 foot side parking lot measurement was drawn on the submitted site plan. Chair Nolan moved that the Board grant Conditional Use and Site Development Plan Approval for the proposed parking lot expansion on the Stowe side of the existing house at 796 Laporte Road, with one light allowed on the edge of the proposed parking area that shall comply with the Bylaw's lighting requirements, mounted on a pole that is no more than 20 feet above finished grade, with all construction meeting setback requirements. The motion was affirmed by a vote of 6-0.

The meeting adjourned at approximately 8:45 PM.

Respectfully submitted,
Todd Thomas, ZA

Minutes approved on: December 9, 2010

Rock Bodies

10/14/2010

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