

Morristown/Morrisville Development Review Board
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Meeting Minutes of 9 October 2019

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

Members Absent: Karyn Allen, & Paul Trudell

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Melissa Leblanc, Louis Ferris, Terrence Jones, Lorraine Paine, Tom Paine, Chris Chauvin, Richard "Buckwheat" Lowe, Zeph Bryant, Beverly Beach, Mary Ann Hight, Charles Hight, Dawn Vetrano, Patrick Vetrano, Tom Bjerke, & Michael Lazar

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:05 PM. Member Wiltshire moved to approve the June 12th meeting minutes. A vote of 4-0 affirmed the motion (with Members Breault and Wilson abstaining).

Hearing: 29 Bridge St, Conditional Use & Site Plan Approval, residential apt. (LH&A)

Applicant/landowner LH&A Realty appeared before the Board requesting §630 Conditional Use and §500 Site Plan Approval per §207e to convert the ground floor of the old Sargent Law office at 29 Bridge St, Parcel 21-049, in the Central Business Zone into an additional residential apartment. Mr. Ferris said that as part of the residential conversion, the storefront window would be removed and changed to two double-hung windows (per the submitted architectural drawing). Zoning Administrator Thomas explained that it might make sense to augment the commercial ramp and deck into a more residential front porch at the same time. Member Guthmann asked if there was enough on-site parking for this new fourth apartment. Mr. Thomas said that there was per the Bylaw. Mr. Ferris said that a second option would be to create both the residential apartment while leaving 6-foot wide commercial strip in the storefront widow. By consensus, the Board Members liked the all-residential Option #1 more. Member Wiltshire moved to approve the storefront window residential conversion application as presented with the Board's standard conditions, and with the additional condition that that the Option #1 fenestration changes are completed as proposed, and that the existing front deck on the building be converted into something that reads more residential (design for such approved by the Zoning Administrator prior to construction). The motion was affirmed by a vote of 6-0.

Hearing: 89 Trombley Hill Rd., Conditional Use, Non-Conforming Use, & Site Plan Approval, for mini-storage unit building (CCS Development LLC)

Applicant/landowner CCS Development LLC appeared before the Board requesting §630 Conditional Use, §437 Change of Non-Conforming Use, and §500 Site Plan Approval for the construction of a small mini-storage unit building at 89 Trombley Hill Rd, Parcel 08-116, in the Low Density Residential Zone. Chris Chauvin, Vice-President of CCS Development said that the 20 storage units proposed on a 40x100 slab will largely be used by the condo residents across the street, but these units would also be available to rent to the general public. Mr. Chauvin said that the storage units would be 20x10 in size and screened by the existing vegetation that was left along the road frontage. He added that the existing driveway to the home that was razed on this property would provide access to the new storage units. He added that the storage units were not climate controlled and that they would be accessible 24-7. Mr. Thomas clarified that no outside storage would take place. A discussion was held about site lighting, ensuring that it would be compliant with §490 of the Bylaws. Member Wiltshire moved to approve the project as proposed with the Board's standard conditions. The motion as affirmed by a vote of 6-0.

Hearing: 46 Goeltz Rd, Site Plan Approval for mini-storage unit complex (AG Self Storage)

Applicant/landowner AG Self Storage Inc. appeared before the Board requesting §206 Design Criteria and §500 Site Plan Approval for the construction of a storage unit building complex on land owned by Route 100 Holdings LLC at 46 Goeltz Rd, Parcel 12-156, in the Industrial Zone. The builder Tom Bjerke said that the three varied buildings shown on the site plan totaling approximately 130 mini-storage units therein. Michael Lazar, representing AG Self Storage Inc., said the facility would not be climate controlled, but it would be a handsome modern storage facility that is fully fenced and secured by a gate. It was explained that some of the fence was ornamental and some would be black chain-link. He explained that storage facility would operate 24-7, but the landscaping and building layout was planned so as to protect the neighboring residential property owner, Georgette Couture. Mr. Thomas read a letter from Ms. Couture's son-in-law concerned about the development's potential negative noise and lighting impacts. Mr. Lazar said that the lighting is designed not to impact neighboring properties. Mr. Thomas said that any lighting would have to be compliant with §490 of the Bylaws. Member Streets said she is concerned about nighttime noise and confirmed that there would be no outside storage. Mr. Lazar said that it would not be allowed. Member Wiltshire moved to approve the project as proposed with the Board's standard conditions. The motion was affirmed by a vote of 6-0.

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

Applicant/landowner Terrence Jones appeared 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. Mr. Jones said that he was open to creating one conforming lot and one non-conforming lot, or two slightly non-conforming lots. It was explained that the waiver and subdivision were needed to refinance the small house to create funding to side it, and to finish and side the larger house. Chair Nolan read two abutter comment letters into the record, from Vincent Barone and Max & Lorraine Paine that supported the granting of the waiver on the condition that Mr. Jones' property be cleaned up and the buildings be sided. An abutter letter from Tom Paine said that he withdrew his previous opposition to this waiver. However, Mary Ann Hight, Charles Hight, Dawn Vetrano, and Patrick Vetrano spoke in opposition to the granting of this waiver. Their concerns centered on a future larger house being built to the east of the existing small house that could detract from views and their property values. The Hight Family submitted a letter into the record echoing these comments. The Board discussed the new Waiver criteria in 204.4 of the Bylaws. 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, it was decided that a site walk of the property was warranted and that this hearing would resume on October 16th at 5:30PM.

Discussion: Melissa Leblanc for possible open DRB seat

Melissa Leblanc met with the Board regarding a potentially open DRB seat. She said she lives in the village and owns two properties therein, one being a rental. The Board by consensus said that she would make a good Board member and agreed she should be recommended for appointment.

The meeting adjourned at 8:50 P.M. - Respectfully submitted by Zoning Administrator Thomas