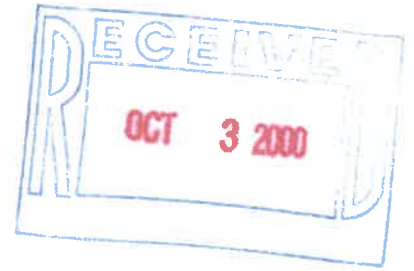


**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT. 05661
Phone (802) 888-6373
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Minutes of September 28, 2000

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Mary Brainard, Paul Trudell, David Silverman and Jean Wickart.

Members Absent: Tom Paine - out to January 1, 2001

Guest: Jane Barbour, David Early, William Flanders, Kristi Flanders

The meeting was called to order at 7:31 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of September 14, 2000, as written.
Carol seconded the motion and it passed unanimously.

WARNED HEARING, PAUL DOWNING, 2 LOT SUBDIVISION, GODDARD-NISBET ROAD.

Gary opened warned hearing and gave an overview of the application. The application is to be reviewed under Sections 700-870.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Jane Barbour who represented Mr. Downing, David Early, and William Flanders.

Ms. Barbour gave an overview of the application. They wish to divide Mr. Downing property into 2 lot a 10 acre parcel and a 9.7 acre parcel. They will ask for a deferred permit 9.7 acre parcel. The lot have had perk test done and the land is acceptable for on site septic systems. Bill Moulton has approved the access permit to the 10 acre parcel. All sign offs have been received.

The Paul asked question about access to the parcel behind Mr. Downing property as it appeared to be landlocked.

Ms. Barbour said there is a right-of-way easement that provided access to that parcel through the 9.7 acre parcel.

Paul asked about the Fire Chiefs letter.

Gary said that the Applicant would have to abide by the Fire Chief and the Road Superintendents concerns.

Mr. Flanders said that he had an agreement with Lucy Downing that neither party could

build within 100 feet of the property line.

Gary explained that he had a copy of the agreement and that the DRB can not get into deed restrictions issues, however if it is in the deeds then it would have to be addressed by the owner.

David Early (the buyer of the 10 acre lot.) Said he was not going to build in the field anyway.

David made a motion to approve the application with our standard conditions and that the Applicant would have to meet the requirements stated by the Fire Chief and Road Superintendent.

Theresa seconded the motion.

David Early asked about the 10% grade rule and if he could not make the grade?

Gary said it could be met by angling the road and a curve or he could try to work out something with the Fire Chief and suggested he get a copy of the Morristown Road Policy.

Gary called the question and it was approved unanimously.

Other Business:

The draft budget was reviewed and the Board had questions and will discuss it further with Ken at the next meeting.

Gary read the highlights of Ms. Campoli letter on the Morrisville Alternate Truck Route.

Paul made a motion to adjourn the meeting.

Carol seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.