

Morristown/Morrisville Development Review Board
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Meeting Minutes of September 27, 2017

Members Present: Karyn Allen, Theresa Breault (alternate), John Gloss, Susanna Guthmann, and Gary Nolan (Chair).

Members Absent: Brian Irwin, Andrew Strniste (alternate), Paul Trudell & Chris Wiltshire

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Sheila Tymon, Barry Markham, Max and Lorraine Paine, Terrence Jones and his daughter Samantha Jones.

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Gloss moved to approve the August 9th meeting minutes. The motion was approved by a vote of 5-0.

Hearing: 201 Park St., §630 CU & §500 Site Plan, convert BnB into multi-family (Tymon)

Applicant/landowner Sheila Tymon appeared before the Board requesting §630 Conditional Use and §500 Site Plan Approval to convert her bed & breakfast at 201 Park Street into a Dwelling Unit Multi-Family Use – parcel 21-206 in the §225 Mixed Office Residential Zone. Ms. Tymon said she has operated a bed and breakfast at this location for more than ten years and she would like to cease that operation and turn some of the guest suites into long-term rentals. She said there would be five total apartments, including the existing separate living quarters of her mother and herself. Zoning Administrator Thomas said that a survey of the property would be required per new zoning requirements as a condition of approval for any multi-family conversion. Ms. Tymon said that the conversion of the BnB suites into long term rentals would be easy since the inn was already regulated as a public building by the State. She added that no changes would need to be made to the building to accommodate the conversion request. Member Allen moved to approve the application to turn the Thistledown Inn into a multi-family apartment use, totaling 5 apartments. The motion was affirmed by a vote of 5-0.

Hearing: 4574 LaPorte Road, §630 Conditional Use for a stockade fence (Markham)

Applicant/landowner Barry Markham appeared before the Board requesting §630 Conditional Use approval per §425 for a six foot tall stockade fence along the road frontage of parcel 16-041-2 at 4574 LaPorte Road in the §260 Rural Residential Agricultural Zone. Mr. Markham said that he wanted to install a 6 foot high corrugated metal fence along most of his Route 100 frontage for sound attenuation. Chair Nolan and Member Guthmann expressed concerns regarding reflectivity from the corrugated metal being a hazard to passing motorists. Mr. Markham agreed to have the galvanized metal fence panels be painted gray to reduce any potential glare. Member Allen moved to approve the application as proposed provided that the metal fence be painted a color that minimizes glare to passing motorists. The motion was affirmed by a vote of 5-0.

Recessed Hearing: 57 Lawrence Road, §264.1 Minimum Lot Size Waiver (Jones)

Applicant Terrence Jones reappeared before the Board requesting a §264.1 Minimum Lot Size Waiver of 12.5% to allow for 3.5 acre parcel 16-030-7 in the §260 Rural Residential Agricultural

Zone to be subdivided into two equally sized lots. Zoning Administrator Thomas read a letter into the record from Max and Lorraine Paine saying that they would waive the subdivision covenant preventing further division of this lot. The letter also requested side lot-line screening to the west for Vincent Barrone. Chair Nolan reiterated his concern that granting this waiver might set a precedent for lots smaller than 2 acres in the Town. He added that if this was not a newer subdivision lot, he might feel differently about the waiver request. Members Breault and Guthmann confirmed that it was within the Board's purview to grant the requested waiver. Mr. Thomas said that the Board could grant the waiver, making both proposed 1.9 acre (gross) lots legal, as the waiver request was for less than 15% of the lot size dimensional requirement. Board Members discussed other ways to address the situation other than a waiver, such as a lot line change or permitting the mother-in-law house as an Accessory Apartment use. Member Allen moved to continue the discussion of this application in Deliberative Session. The motion was affirmed by a vote of 5-0. The Board then decided to adjourn for the evening and resume this Deliberative Session on Wednesday October 11th. This motion was affirmed by a vote of 4-1.

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