

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
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Minutes of September 27, 2007

Members Present: Gary Nolan, David Silverman, Theresa Breault, Karyn Allen

Members Absent: Jean Wickart, Carl Fortune, Paul Trudell

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached list

Chairman Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by Karyn, minutes of the September 13, 2007 meeting were approved.

**WARNED HEARING: LEO & BONITA LEFEVRE, PRELIMINARY PLAT
APPROVAL, 4-LOT SUBDIVISION, STAGECOACH ROAD**

Gary reviewed the application, to be considered under sections 264, 740, 780, and 800-860 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Roy Marble, representing the applicants.

Roy Marble explained that the applicants are seeking to re-configure five previously approved contiguous lots they had subdivided in 1991 (permit # 91-194) into four lots. Of the original five lots, one (lot 5) had the applicants' residence and one (Lot 4) had a large barn/workshop. The three remaining lots, two acres each, were undeveloped and planned for single-family homes. No development on these lots had occurred since the 1991 approval.

The applicants now propose to eliminate the original Lot 3 and reconfigure the size and boundaries of the remaining four lots to meet current setback and lot size requirements. State water and wastewater (WW) permits have been amended or issued for the proposed new configuration, with the undeveloped lots 1 and 2 approved for a four-bedroom single-family home on each, a three-bedroom single family home and 2-bedroom apartment within the existing barn on lot 4, and the existing 3-bedroom home on lot 5. Lots 1 and 2 would be accessed from Stagecoach Road via the driveway location original approved under permit #91-194; lots 4 and 5 have existing driveways off Stagecoach Road.

An email addressed to the ZA from adjoining property owner William Heanue was read into the record. Mr Heanue stated that he opposed any use of the proposed lots for anything other than residential or agricultural purposes. He asked that any new power lines to the lots be required to be underground and that a traffic survey be made to determine if the proposed new

driveway location meets minimum sight distance requirements.

David moved to approve the application as presented with standard subdivision conditions. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: MARSHALL & KATHERINE SIMONDS, PRELIMINARY PLAT APPROVAL, 4-LOT SUBDIVISION, BLISS HILL & NEULAND ROAD

Gary reviewed the application, to be considered under sections 264, 740, 780, and 800-860 of the zoning and subdivision bylaws. Theresa administered the sworn oath to the applicants, Roy Marble (representing the applicants), adjoining Dennis and Annette Smith, and Gert Lepine.

Roy explained how the applicants wish to subdivide two adjoining parcels, totaling 52.8 acres, into four lots, ranging in size from 9.6 to 17 acres. Each lot would be approved for a single-family home. Water & wastewater permits for individual septic systems and drilled wells for each lot are pending. Lots 1 and 2 would be accessed by individual driveways off Neuland Road. Lot 4 would be accessed from Bliss Hill Road. Lot 3 would be accessed from Randolph Road via a right-of-way across an adjoining property.

Marshall Simonds told the board he and his wife own a number of parcels in the vicinity totaling over 400 acres. They are proposing the four-lot subdivision as part of their estate planning; they do not have any near-term plans to sell or develop any of the proposed lots.

Gert Lepine encouraged the Simonds to conserve some portion of their land holdings, which currently serve a number of farmers; they said they were open to exploring that possibility.

David moved to approve the application as presented with standard subdivision conditions. Karyn seconded the motion and it passed unanimously.

WARNED HEARING: RYAN CHASE, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, ELMORE MOUNTAIN ROAD

Gary reviewed the application, to be considered under sections 264, 740, 780, and 800-860 of the zoning and subdivision bylaws. Theresa administered the sworn oath to the applicant Ryan Chase and current property owner Robert Small.

Ryan Chase is proposing to subdivide a two-acre lot off the 62-acre parcel owned by Robert, Sara, and Evelyn Small for a single-family home. A WW permit for the proposed lot's water and wastewater disposal systems has been issued. The new lot would be accessed from Elmore Mountain Road within the Town of Stowe.

Theresa moved to approve the application as presented with standard subdivision conditions. Karyn seconded the motion and it passed unanimously.

WARNED HEARING: SCOTT EDSON, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 769 ELMORE STREET

Gary reviewed the application, to be considered under sections 254, 740, 780, and 800-860 of the zoning and subdivision bylaws. Theresa administered the sworn oath to the applicant

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and adjoining property owner Madeleine Bertrand.

Scott Edson proposes to subdivide a 0.65-acre parcel in the Medium Density Residential zoning district within the Village of Morrisville. The parcel, currently developed with a single-family home and detached garage, would be split into two roughly equal lots. Both lots would be served by municipal water and sewer systems. Each would have its own driveway off Elmore Street.

Karyn moved to approve the application as presented with standard subdivision conditions. Theresa seconded the motion and it passed unanimously.

On a motion by David, seconded by Theresa, the meeting adjourned at 8:50 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 10/25/07 TB/DS