

Morristown/Morrisville Development Review Board
P.O. Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of September 25, 2016

Members Present: Karyn Allen, Theresa Breault (alternate), John Gloss, Susanna Guthmann, Gary Nolan (Chair) & Paul Trudell

Members Absent: Brian Irwin & Chris Wiltshire

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Howard Manosh, Donald Blake, Jim Grover, Richard Lowe, Planning Council Chair Paul Griswold, Attorney Jim Mahoney and his client Garret Hirschak.

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Guthmann moved to approve the June 9th meeting minutes as revised. The motion was approved by a vote of 4-0. Member Allen moved to approve the July 28th meeting minutes as presented. The motion was approved by a vote of 4-0.

Hearing: Concrete plant 2-lot subdivision, 2237 VT Rte 15E (Manosh) §750 Final Approval

Applicant and landowner Howard Manosh appeared before the Board requesting §750 Final Plat Approval to create a 6 acre subdivision lot from 106 acre parcel 09-048 at 2237 VT Route 15E, which is located in the §240 Rural Residential Special Industrial Zone. Chairman Nolan recused himself from the preceding because he is responsible for the Manosh aggregate plant that is part of the proposed subdivision. Zoning Administrator Thomas noted that the minimum lot size in this zone for industrial uses is 5 acres and that the proposed subdivision lot, at 6 acres, conforms to the Town's subdivision bylaw. Howard Manosh said that he would like Harrison Concrete to be able to buy the land that they currently operate on. He added that he thought Harrison being in town is good for the local economy. Member Allen moved to approve the subdivision as presented. The motion was affirmed by vote of 5 to 0 to 1 with Member Nolan abstaining.

Hearing: MSI reuse of Arena, 704 Bridge St. (Sunrise Development) §630 CU & §500 SPA

Applicant Sunrise Development LLC appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval to add the Manufacturing, Light Industry and Business/Professional Office uses to parcel 07-301-1 at 704 Bridge Street on land owned by 704 Bridge Street LLC in the §215 Business Enterprise Zone. Sunrise Development LLC was represented at the hearing by owner Garret Hirschak and his attorney Jim Mahoney. Mr. Hirschak spoke to the Board about his company MSI repurposing the former arena building for a pick and pack operation that could include up to 20 employees. He added that the building would be used as a shipping receiving center, an assembly line and be serviced by 4 to 6 trucks per day. He added that no new construction is proposed other than improving a loading dock at the rear of the arena building. Member Allen asked about paving. Mr. Hirschak said that none was planned. Member Gloss asked about hours of operation. Mr. Hirschak said the hours of operation would be 5 AM to 7 PM Monday through Saturday. Attorney Mahoney spoke to the prior conditions placed on the property via last fall's auction facility permit. He said that his client may reappear before the Board at some point in the future to amend the condition regarding village sewer, water and sidewalk being brought to the property as a requirement of additional development of

the property. He concluded his remarks by saying that this infrastructure expansion was too high a price to pay by just one property owner. Paul Griswold, Chairman of the Planning Council, spoke and strongly encouraged the Board to encourage greater public access to the conservation easement that surrounds the former arena within any project approval tonight. The Board and Attorney Mahoney spoke about the development of the trails and trailhead signage on both Bridge Street sides of the peninsula. It was decided that these trails, the signage and minimal parking areas shall be in place by 15 November. Member Trudell moved to approve the project as discussed, provided that the public conservation easement is enhanced by the aforementioned trails, signage and minimal parking areas. The motion was affirmed by vote of 6 to 0.

Hearing: Benoit Towing, 735 Brooklyn St. (LH&A Realty) §630 CU & §500 SPA

Applicant Brian Benoit of Benoit Towing & Recovery appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval to add the §483 Motor Vehicle Sales & Repair Facility use to do car repairs on towing jobs in the Quonset hut owned by LH&A Realty on parcel 20-013 at 735 Brooklyn Street in the §210 Commercial Zone. Mr. Benoit told the Board that he would like to use his 5 trucks to run a towing, car repair and car sales operation out of the Quonset hut portion of the subject property. Mr. Thomas distributed a revised site plan showing proposed site landscaping. He noted that the site plan was still missing a fence for the impound yard that was to square off the rear of the building. The Board then undertook a long discussion regarding the proposed landscaping, and landscaping that was not installed as required by previous permits at this site. Richard "Buckwheat" Lowe said that any trees planted should be substantial in nature, with 3 inches in caliper and 8 to 10 feet in height. He added that these trees would need to be placed in hole that was at least 3 times the size of the root-ball, with the root-ball surrounded by topsoil due to the gravelly nature of the site. It was decided that the trees shall be placed in similar locations to what was shown on the submitted site plan. On Brooklyn Street, the trees shall be put in place of the paved raised island or further back (northwest) in the parking lot if the trees are not allowed in the State right-of-way (at that raised island location). These trees shall be planted no later than 31 October and their base shall be dressed with mulch or softball sized stone. For species, there shall be 5 lilac trees planted along Brooklyn Street and 3 autumn blaze maple trees planted on Stafford Ave, with the tree plantings complying fully with the cut sheet supplied by Buckwheat. The trees will also need to be weeded, watered, maintained and replaced in the case of death. In addition to the aforementioned landscaping requirements, the Board also included the following requirements as conditions of approval:

1. The building's septic area shall be barricaded off so cars cannot be parked thereon.
2. The number of for-sale cars on the property shall be limited to 10 and shall be parked adjacent to Brooklyn Street and not be parked proud the Quonset hut.
3. The row of parking directly adjacent to the Quonset hut (northwest and parallel to the for-sale row of spaces), shall be left open for customer/business parking. No for sale cars shall be parked therein.
4. The hours of operation for the car sales are limited to 8 AM to 7 PM, seven days a week.
5. The property owner, LH&A Realty, shall submit a professionally prepared site plan showing the landscaping prior to 1 October.

Member Trudell moved to approve the project as conditioned. It was affirmed by vote of 6 to 0.

The meeting adjourned at 8:05 P.M. - Respectfully submitted by Zoning Administrator Thomas