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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of September 25, 2003

Members Present: Gary Nolan, Jean Wickart, David Silverman, Paul Trudell

Members Absent: Theresa Breault, Carl Fortune, Carol Jennings

Recorder: Mark Leonard, Zoning Administrator

Guests: Shaun Kuney, David Williams, Roy Marble, Susan Low, Evelyn & Jake Geer

Chairman Gary Nolan called the meeting to order at 7:30 PM. Paul moved to approve the minutes of August 28, 2003. David seconded the motion and it passed unanimously.

WARNED HEARING: DAVID WILLIAMS, CONDITIONAL USE (RETAIL SERVICES), 259 UPPER MAIN ST

Gary gave an overview of the application. The application will be reviewed under Sections 228d, 500, and 630 of the Zoning Bylaws. Gary administered the sworn oath to David Williams.

David Williams proposes to convert the ground floor of the 24x40 barn on his property at 259 Upper Main Street into six self-storage rental units. The property lies in the Mixed Mercantile Residential zoning district. The property currently has professional offices and apartments. The second floor of the barn would continue to be used for storage of the offices and apartment residents. No change to the exterior of the barn is proposed, other than adding an exterior stairway to the second floor.

David S. asked if self-storage units qualify as "retail services". Gary reviewed the bylaw definition for retail goods and services, noting that the definition did not clearly indicate whether the proposed use fell within it. The ZA noted that the bylaws define seasonal storage and specifically exclude mini-storage units, but that the application is not for seasonal storage.

David S. remarked that the relatively small number of units and the fact that there would be no exterior changes to the structure indicated to him that there would be no adverse impact on the neighborhood from this use. David W. added that the expected traffic for this type of business would be far less than would be the case if he converted the space to a store or other type of retail business.

Paul stated that the proposed use was compatible with the historic use of the structure, while a new structure built specifically for this purpose in this neighborhood would not be.

David S. moved to approve the application with the condition that the exterior appearance of the structure remain unchanged. Jean seconded the motion and it passed unanimously.

WARNED HEARING: BARBARA TOMLINSON, LOT LINE ADJUSTMENT, 81 BRIDGE ST

Gary gave an overview of the application. The application will be reviewed under Sections 209 and 795 of the Zoning and Subdivision Bylaws. Gary administered the sworn oath to Roy Marble, representing the applicant.

Barbara Tomlinson owns four contiguous lots, ranging in size from 0.1 to 0.6 acres, along Bridge Street and the Lamoille River. The lots contain two houses and a retail store, with associated parking areas. She proposes to re-draw the lot lines to make them more regular in shape. One of the existing parcels would be merged with two others, while a portion of another parcel would be separated into its own lot. The end result would be four separate, contiguous parcels.

David observed that the proposed lot # 2 would only have a two (2) foot setback from the retail store and that the newly created lot #4 is slightly less than a tenth of an acre, where the minimum lot size is 10,000 square feet, roughly a quarter-acre. Roy replied that he had advised his clients about the minimum lot size and setback requirements and this was what they wished to propose.

David moved to recess the hearing until the applicant submits a revised site plan with lots that conform to the minimum lot size and setback requirements. Paul seconded the motion and it passed unanimously. The hearing will resume on December 11, 2003.

OTHER BUSINESS:

1. Shaun Kuney presented building elevations of the planned 30x26 addition for Munchy's at 387 Brooklyn Street for site plan approval. The elevations showed a structure that matched the existing building in height and appearance. The expanded structure would have a new green metal pitched roof to replace the existing flat roof.

Paul asked about exterior lighting and wanted to ensure that the exterior lighting would be shielded from adjacent properties and roads.

David moved to approve the site plan with the condition that exterior lighting be shielded from adjacent properties and roads. Paul seconded the motion and it passed unanimously.

2. Evelyn Geer presented a proposal to subdivide her 4.78-acre parcel on Moren Loop into two lots of 2.78 and 2.0 acres for pre-application review. The larger lot includes her house; the new lot is currently undeveloped. Gary advised her to ensure that the 2.0 acre lot does not include the road right-of-way in its size calculation and that septic system locations for both lots be depicted on the site plan.

David moved that the proposal meets the requirements of the town plan. Paul seconded the motion and it passed unanimously.

3. The planned deliberative sessions on the Manosh Realty application for a 4-lot subdivision on Mansfield Avenue and the appeal of the Larry Sweetser home occupation permit were deferred due to the lack of a quorum of members present at the public hearing on those two applications. A separate meeting will be scheduled for these deliberative sessions.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Mark Leonard, Recorder