

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

September 23, 2010 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan (Chair), Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Ron Stancliff

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: See attached sign-in sheets

Member Nolan called the meeting to order at 7:30 PM. Member Breault moved to approve the September 9, 2010 meeting minutes as presented. The motion was affirmed by a vote of 7-0.

WARNED HEARING: Howard Manosh: Concrete Batch Plant CU & SDPA

Applicant and owner Howard Manosh appeared before the Board seeking Conditional Use and Site Development Plan Approval to raze an existing house and construct in its place a concrete batch plant and a graveled truck parking area at VT Route 15 East 2237. Chair Gary Nolan abstained from the discussion and took a seat in the audience due to his employment at H.A. Manosh. ZA Thomas said that the application should be reviewed under §240 Rural Residential with Agricultural Use and Special Industrial District (SID) / §244.2 Special Requirements / §340 Environmental Protection Areas / §500 Site Development Plan Approval / §630 Conditional Use. ZA Thomas also added that municipal capacity sign-offs were received from fire, police and power.

Derek Woolridge from PC Cross Consulting Engineers presented the application to the Board on behalf of the applicant. Mr. Woolridge confirmed that the existing house on parcel 08-048 would be razed and the proposed concrete plant would be located in the same approximate footprint. He said that some of the mature pine trees surrounding the house would be saved and transplanted closer to Rte 15 to help screen the proposed concrete plant. He also detailed the proposed circulation plan for the concrete trucks, along with the conversion of existing paved area to a gravel loop driveway. Member Breault asked if the proposed concrete plant would result in additional noise. Mr. Woolridge said that the concrete plant should not be noisier than the adjacent gravel and aggregate operation. Member Allen confirmed that approximately 35 trucks per day access the existing gravel and aggregate operation. Member Breault asked about the proposed hours of operation for the concrete plant. Mr. Woolridge responded that 6 A.M. to 6 P.M. would be anticipated on average, with a half day on Saturday. Member Breault asked about lighting. Mr. Woolridge responded that no lighting was anticipated other than to safely ensure truck turning movements, and that a requirement that all lighting shine downward and that no lighting would remain on overnight would be acceptable. Member Allen asked about the height of the proposed silos. Mr. Woolridge responded that the silos would be less than 35 feet tall.

Adjoiner Pete Fecteau said that he was concerned about the proposal's impact on neighboring property values, as well as the generation of additional dust from the site. Adjoiner Karin

Brennan said that she runs a day-care across the street and is concerned about noise. Mr. Woolridge responded that existing noise and dust issues should not get any worse as a result of the proposal, but it would also not markedly improve the situation. Adjoined Lawrence Lepine said that he is concerned about the dust situation becoming worse. The Board thanked the audience for its comments and Member Wiltshire moved to go into deliberative session. The motion was affirmed by a vote of 6-0. Member Wiltshire then left the meeting before deliberative session could begin.

In deliberative session the Board discussed what conditions might be applied to the permit to help alleviate the adjoiner's expressed concerns regarding dust and noise. It was decided to condition any approval as follows:

1. All lighting shall be directed downwards and shall be turned off when the plant is not in operation.
2. Separate zoning permits shall be received for the concrete batch plant and any associated signage.
3. The Building Height of the proposed silos shall not exceed 45 feet without further approval from the Board.
4. A berm that rises 5 feet above the finished grade shall be built, where feasible, from the property's main entrance road, west to the end of the existing stockade fence by the house that will be razed. The berm shall be located to the north of the existing tree line parallel to the property's Rte 15 frontage.
5. Aside from the silos, the concrete batch plant shall be suitably screened so that it is not visible from either direction on Rte 15. The screening must be in place three years from the date the zoning permit for the concrete batch plant is issued.
6. A final project drawing shall be submitted to the Board for the document file showing the required berm, along with a plan note stating that any proposed silos are not to exceed 45 feet in height.

Member Irwin moved to approve the application for a concrete batch plant with the aforementioned conditions. The motion was affirmed by a vote of 5-0.

OLD BUSINESS: Pope Meadow Subdivision Conditions Discussion

ZA Thomas stated that he had allotted agenda time for the developers of the previously approved Pope Meadow Subdivision to speak to the Board regarding modifying some of the project's underlying conditions. Member Trudell and Member Irwin abstained from the discussion and took seats in the audience. ZA Thomas noted that a draft homeowners' association document was also required to be reviewed by the Board per the subdivision's conditional approval. PE Bernie Chenette, representing the developer, submitted the draft homeowners' association document, explained the project's Act 250 changes and submitted the corresponding revised mylar for the Board's approval. Mr. Chenette also said that his client would like to build a model home before the required infrastructure, and would like the Board's conditional approval amended as such. Member Breault moved to amend conditions 3 & 4 of the September 12, 2008 Pope Meadow subdivision permit to allow a model home to be built on Lot 14 before the required infrastructure is installed, provided that the home may not be used for occupancy until it would ordinarily be allowed to do so if this allowance was not granted. The motion was affirmed

by a vote of 4-0. Member Wickart moved to approve the July 20, 2010 as-revised Pope Meadows plat plan, which depicts sewer, water and other miscellaneous changes thereon. The motion was affirmed by a vote of 4-0. ZA Thomas said that he would draft a certificate of vote to memorialize the plat approval and the change to conditions 3 &4.

NEW BUSINESS: LCPC Low Impact Development Stormwater Presentation

Amanda Holland of LCPC gave a PowerPoint presentation regarding stormwater issues and how Low Impact Development (LID) can assist in alleviating stormwater and erosion problems. The PowerPoint highlighted an erosion issue in Wilkins Ravine and offered zoning remedies to help address these issues with non-structural LID treatment going forward.

The meeting adjourned at approximately 9:30 PM.

Respectfully submitted,
Todd Thomas, ZA

Minutes approved on: October 14, 2010

