

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of September 13, 2001

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Kelly Rogers
Members Absent: Tom Paine, Jean Wickart, Mary Brainard, David Silverman, and Tom Paine.

Guest: Gloria Wing, Garret Hirschak, Lisa Cross, Kevin Lane, Brian Cote, Debora Cote, Gertrude Lepine, and Jim Mahoney

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Theresa made a motion to table the minutes to September 27, 2001 as only two members from the August 9, 2001 meeting were in attendance tonight.
Carol seconded the motion and it passed unanimously.

The following site walks were conducted prior to tonight's hearings: WAJA Farms property, Cadys Falls Road; Todd Shonio property, Laporte Road; Wilbert and Rita Patton property, Woods Edge Road. The Paul Bergeron site walk was not conducted as no one representing Mr. Bergeron was at the site. The DRB will reschedule the site walk for a Saturday or Sunday so that they can have time to do a thorough site walk of the property after Mr. Bergeron contacts the DRB.

**WARNED HEARING, GARRET HIRCHAK, SEASONAL STORAGE, 150 MINI
STOARAGE UNITS AND BULK STORAGE OF PROPANE, CADYS FALLS ROAD**

Gary opened warned hearing and gave an overview of the application. The application will be reviewed under Sections: 260, 263.1, k & p60-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Garret Hirschak and Jim Mahoney.

Mr. Mahoney gave an overview. Garret Hirschak has leased the WAJA Farms property with an option to purchase the property. They would like to have 150 mini storage units, seasonal storage and keep the bulk fuel propane tank, to leased to a propane dealer in the area.

The barn lends itself to use of mini storage and seasonal storage. The building is 38,000 sq. ft. they propose using 2/3 of the space for mini storage and 1/3 for seasonal storage. The existing drive and parking lot are adequate. They propose adding a garage door and driveway at

the north end of the building. They will construct ramps to finish floor area and will keep the loading docks. Department of Transportation estimates traffic of 3.4 trips per year per unit. If you take 150 units X 4 trips per year per unit, it averages out less than two trips per day. The property is under in the process of coming into conformance with ACT 250 as they have ruled it is their jurisdiction. They will keep the existing lighting consisting of flood lights to light parking lot that will only be used as needed, security light inside passage ways, and they will keep the existing light on the other building.

Theresa made a motion to approve the application with our standard conditions

Carol seconded the motion and it passed unanimously.

WARNED RECESSED HEARING, PAUL BERGERON SIX LOT SUBDIVISION, MUD CITY LOOP.

Gary opened the warned hearing and gave an overview of the application. The applicant was out of state and unable to attend the meeting. The application will be reviewed under Sections: 700-860.1 of the Morrisville/Morristown Zoning and Planning Bylaws.

Theresa made a motion to recess the hearing to September 27, 2001, at 7:30 PM, in the Town Clerk's Office Building, second floor conference room.

Carol seconded the motion and it approved unanimously.

PRE-HEARING, WIBERT AND RITA PATTON, 2 LOT SUBDIVISION AND A LOT LINE CHANGE, WOODS EDGE ROAD.

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 700-806.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Gloria Wing.

Ms. Wing gave an over subdivision and lot line change. The Patton's own 2.8 acres on western side of Woods Edge Road. They wish to subdivide the property into a 1.5 acre lot and a 1.25 acre lot and do a lot line change with Scott West for a total of .094 acres. The property is served by public water and sewer, however they will need to pump septic from the lots to the sewer lines.

Theresa made that this subdivision meets the Town Plan.

Carol seconded the motion and it passed unanimously.

**PRE HEARING, COTE FAMILY PARTNERSHIP-OWNER, BRIAN AND DEBORA
COTE-APPLICANT, 2 LOT SUBDIVISION, COTE HILL ROAD.**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 700-860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Lisa Cross, Brian Cote and Debora Cote.

Mr. Cote explained that they want to subdivide off two acres from a 63 acre parcel for their single family dwelling. The property will be accessed by a 400' driveway and will have underground power lines.

Theresa made a motion that the proposed subdivision meets the Town Plan.

Carol seconded the motion and it passed unanimously.

OTHER BUSINESS:

Todd Shonio: Expansion of parking lot will not need a hearing provided that the applicant does not cut any additional trees behind the parking lot. The Applicant may construct a retaining wall if needed, accepted erosion control measures shall be employed. All disturbed area except for the top of the parking lot shall be seeded and mulched.

Rock Art Brewery: Ken asked if the DRB wished to hear this application or should he issue it as a change of business. The Board decided it was okay issue the permit as a change of business.

Jersey Height Subdivision Lot 44: The purchaser wishes to construct a duplex. The lot meets the minimum lot size per unit. The subdivision permit allowed single family dwellings and this permit will be amended. The question was did the DRB wish to hear this application for a duplex as a conditional use as well. It was decided that the DRB does not need to hear the application as a conditional use.

Kelly made a motion to adjourn the meeting 8:42 PM.

Carol seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.