

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT. 05661
Phone (802) 888-6373
Fax (802) 888-6375**



Minutes of September 11, 1997

Members Present: Gary Nolan, Rich Furlong, Ralph Wiltshire, Tom Bjerke, and Paul Trudell.

Members Absent: Jean Wickart.

Guest: Stanley Biasini, Debra Biasini, Herb Parkhurst, Dan Paulino, Roger Cote and Gloria Wing

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

Ralph made a motion to approve the minutes of July 10, 1997 as written.
Tom seconded the motion and it was approved unanimously.

Ralph made a motion to approve the minutes of August 14, 1997 as written.
Rich seconded the motion and it passed unanimously.

**RECESSED HEARING. ROGER COTE ET. AL 4 LOT MAJOR SUBDIVISION COTE
HILL ROAD AND WHITE BIRCH ROAD.**

Gary opened the recessed hearing and asked Roger Cote if he had the paperwork that the Development Review Board had requested.

Mr. Cote responded that he did not know about what else was need and he said Gary Foote was doing all of surveying and other paperwork requirements.

Tom made a motion to recess the hearing to October 9, 1997 at 7:30 PM., in the Town Clerks Office Building.

Paul seconded the motion and it passed unanimously.

Gary asked Ken to issue a recess memo to Roger Cote.

**WARNED HEARING. SHERMAN V. ALLEN INC.. SITE PLAN REVIEW AND
CONDITIONAL APPROVAL, ROUTE 15/100 AND SILVER RIDGE ROAD.**

Gary opened the hearing and gave an overview of the application. The application is to be

reviewed under Sections 210, 213a, 450-453, 500-503.4 and 630-637 of the Morristown Zoning Bylaws. Gary noted that a site walk had been conducted on August 26, 1997.

Gary administered the sworn oath to Dan Poalino

Mr. Poalino gave an overview of the project. Sherman V. Allen, Inc. has changed their plans to raise the existing building due to higher than expected cost. They would now like to modify their existing building. The current store part will be removed, as well as, the rounded portion of the former garage office. The building is currently 2,800 sq. ft. and will be reduced to 1,700 sq. ft. The exterior of the store will be finished as shown in the photos brick and vertical vinyl siding. The canopy will be move 12' further from the road, the curb road cut will be narrowed to 40 ft. They will be using the existing septic system and soffit lighting. They will end up with 14 parking spaces and the yard will be paved. The diesel island will be relocated, any new exterior lighting will be zero cut off down shaded lighting. The sign will remain in the same location and they will do some landscaping around the sign and down the side along Silver Ridge Road. The catch basins and drainage improvement will be as planned when they were going to erect a new store.

Tom made a motion to approve the application with standard condition and canopy lighting to be zero cut off fixtures or shields around existing lighting, one year review, low shrubs around sign and along Silver Ridge Road as not to interfere line of sight for traffic accessing or egesting off Silver Ridge Road.

Paul seconded the motion and it passed unanimously.

WARNED HEARING, ONE YEAR REVIEW, FAIRFIELD INDUSTRIES.

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-232a, 450-454, 500-503.4 and 630-637 of the Morristown Zoning Bylaws.

Ken was asked if there had been any complaints on Fairfield?

Ken responded only one from a neighbor who had small children, who requested that they keep the doors and window closed until 7:00 AM as in the summer they opened up and were make lots of noise beginning at 6:00 AM.

Tom made a motion to approve the one year review with a condition that Fairfield Industries keep the doors and window closed until 7:00 AM.

Ralph seconded the motion and it passed unanimously

Gary asked Ken to send a memo to Herb Parkhurst.

PRE-HEARING, STANLEY AND DEBRA BIASINI, 2 LOT SUBDIVISION, BLISS HILL ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220, 220.4a, 300-300.2 of the Morristown Subdivision Bylaws.

Gary administered the sworn oath to Stanley and Debra Biasini
Mr. Biasini gave and overview the subdivision. They are subdividing a 10.1 acre lot off the properties of Jean Wickart and family.

Ralph made a motion to classify the subdivision as a minor and rule that it meets the Town Plan.

Tom seconded the motion and it passed unanimously.

PRE-HEARING, LARRY MILLER, 2 LOT SUBDIVISION, FRAZIER ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4 and 300-300.2 of the Morristown Subdivision Bylaws.

Gary administered the sworn oath to Gloria Wing who was representing the applicant at the hearing.

Ms. Wing gave an overview of the application. Larry Miller wishes to subdivide 4.4 acres off his 35.3 acre parcel. They will have a 50 ROW and an easement for power poles. The State Subdivision permit has been applied for.

Tom made a motion to classify this subdivision as a minor subdivision and rule that it meets the Town Plan.

Paul seconded the motion and it passed unanimously.

Other Business:

Bevel\Fitzgerald complaints, Ken briefed the Board as to what has happened to this point.

Keith Thompson: He wishes to expand his bakery rearward and will take over the two of the three bedrooms of the apartment behind his bakery. The Board ruled no hearing was require and that he can get the permit from Ken.

Edna Bohanon: She owns two parcels of property on South River Street the mobile home that was on one lot was removed about 6 months ago and now she wishes to put a new one in its place. Ken has concerns since some or all of this lot is in the flood plain and that it is very close to the road. Ken was asked to get Karl Jurentkuff to decide if it is flood plain or not and that it will have to meet setbacks or apply for a waiver(s) or variance(s)

Gary Bourne, Apartment house on Park Street: Tom and Gary asked Ken find out why they dumped concrete, asphalt, and soils possibly contaminated from his filling station, when it is considered hazardous waste. Ken will write Joyce Majors at Lamoille Regional Solid Waste Management District to see if see can look into it.

The hearing was adjourned at 9:30 PM.
Respectfully submitted,
Kenneth J. Sweetser, Scribe.