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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of September 10, 2009

Members Present: Paul Trudell (Acting Chairman), Ron Stancliff, Theresa Breault, Karyn Allen, Chris Wiltshire

Members Absent: Gary Nolan, Jean Wickart

Recorder: Mark Leonard, Zoning Administrator (ZA)

Acting Chairman Trudell called the public meeting to order at 7:30 PM. On a motion by Theresa, seconded by Karyn, minutes of the July 23, 2009 meetings were approved as corrected.

WARNED HEARING: H.A. MANOSH INC, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 153 STAFFORD AVENUE

Paul introduced the application, to be reviewed under sections 234, 730, 740, 780, & 810 of the zoning & subdivision bylaws. Karyn disclosed her employer's involvement with the prospective re-developer of the subject property; there were no objections to her participation in hearing. Theresa administered the sworn oath to Howard Manosh and attorney Tim Sargent, representing the applicant. No other interested parties were present.

Attorney Sargent explained that the applicant seeks to split its 14.85-acre parcel (#20-014) on Stafford Avenue into two lots. Lot 1, 6.56 acres containing the former Manosh Hardwoods sawmill, would be sold to Manufacturing Solutions Inc (MSI), which has purchased the adjoining parcel with the former Lamoille Valley Railroad engine house. Lot 2, 5.53 acres with primary access from Professional Drive, would be retained by the applicant. Both lots would be served by municipal water & sewer utilities.

The ZA noted that the parcel also includes two sections totaling 1.39 acres which are separated from the existing lot by a public road (Stafford Avenue, Town Highway 83) and a public right of way. These two lots, each meeting the minimum lot size of the zoning district in which they are located, are considered subdivided lots by virtue of the Town highway and public right of way and will be retained as separate parcels by the applicant.

Paul inquired about a long strip of land on Lot 2 running along the east side of Lot 1, asking why it was being retained with Lot 2 rather than included in Lot 1. Howard Manosh explained that this strip lies within the proposed right of way for the Alternate Truck Route.

Ron moved to grant Preliminary Plat approval of the project as presented. Theresa seconded the motion and it passed unanimously.

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WARNED HEARING: JOHN HANCOCK (DBA: SANCTUARY FARM), CONDITIONAL USE APPROVAL, HOME BUSINESS (COMPOSTING), 2993 STAGECOACH ROAD

Paul introduced the application, to be reviewed under sections 263a, 460, & 632-636 of the zoning & subdivision bylaws. Theresa administered the sworn oath to applicant John Hancock. No other interested parties were present.

John Hancock explained that he has been operating a composting business for several years on the farm he leases and resides on. He previously had asked the ZA if this was an agriculturally exempt activity and had been told it was. After recently receiving a determination from the Dept of Agriculture that the composting activity was not an accepted agricultural practice due to the fact that more than half the materials used are derived off-premises, the ZA informed him he need to apply for a home business permit. He said he already had a Solid Waste disposal permit from the Waste Management Division of the Agency of Natural Resources.

John said he collects food waste from local restaurants, wood chips & other organic materials and combines them with organic waste generated on the farm to produce compost. He provided a sample of the finished product. He estimated he receives materials from other locations 2-3 times a week, in addition to personally picking up food waste from local restaurants. His Solid waste permit allows for up to 350 dry tons of compost per year. He uses the majority of the compost on the farm, but also sells approximately 10% to the public.

Ron asked if the operation was in an enclosed area or outside. John said it is all done outdoors, adding that there is minimal surface water infiltration and little odor detectible beyond the immediate vicinity of his house.

Chris moved to grant Conditional Use approval of the project as presented. Karyn seconded the motion and it passed unanimously.

OTHER BUSINESS:

The ZA presented a letter (copy attached) from Lamoille Community Connections CEO William Alexander inquiring as to what actions would be necessary for them to create additional parking spaces at their location in the former Genesis nursing home on Harrel Street. The members did not feel the proposed parking addition would require a new public hearing (*note: subsequent queries & comments from abutters have resulted in a determination that a new site plan review hearing is required.*)

Paul reviewed and signed the final mylar survey plat for the Robert Small 2-lot subdivision off Elmore Mountain Road.

The meeting adjourned at 8:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 10/22/09