

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of September 9, 2010

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

Members Absent: Ron Stancliff, Paul Trudell & Jean Wickart

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 minutes of the August 12, 2010 meeting as presented. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Gregory Sargent Conditional Use and Site Plan Approval

Applicant and owner Gregory Sargent of 796 Laporte Road appeared before the Board seeking Conditional Use and Site Development Plan Approval for a new parking and driveway area for his moving company currently operating under Home Business permit #2008-062. Chair Nolan said that the application was to be reviewed under §215 Business Enterprise District / §219.2 Specific Requirements / §500 Site Development Plan Approval / §630 Conditional Use. ZA Thomas noted that Mr. Sargent's application was a result of a zoning enforcement discussion regarding too many moving trucks being parked at the property in violation of his Home Business permit. Mr. Sargent explained that he wanted to add parking spaces and move his driveway towards the Stowe side of his property due to the Alternate Truck Route right of way taking on the north side of his property (where he currently parks his moving vehicles). Mr. Sargent said that the driveway move would also necessitate filling and grading the south side of his property to reduce the slope for his moving vehicles. He added that he intended to contract this work with Grimes Inc. Excavating. Chair Nolan said that he needed to see at least a minimal site plan in order to approve the proposal. Member Irwin said that the site plan should show that side setbacks are not being violated by the new parking area. Mr. Sargent agreed to submit a site plan as soon as possible. Member Wiltshire moved to recess the hearing until a site plan is submitted. The motion was affirmed by a vote of 5-0.

RECESSED HEARING: Chuck Pepe Site Plan Approval for Cote Hill Rental Cabins

Applicant Charles (Chuck) Pepe appeared before the Board for Site Development Plan Approval, as required by previously granted Conditional Use permit #2010-038, which permitted an Recreation facility/outdoor with accessory Transient Lodging Facilities. Mr. Pepe's engineer, Sam Ruggiano, noted some minor plan changes for the Board to consider during the §500 Site Development Plan Approval process. He noted that the development now features a more compact design and a more refined trail map than what was submitted to the Board at the July 1, 2010 hearing and subsequent Conditional Use approval. ZA Thomas said that he received a request from the Fire Chief for the installation of a dry hydrant in conjunction with the

development. Mr. Ruggiano said that the dry hydrant had been put on the plans and that he would provide a detail of the dry hydrant for the Fire Chief's approval. Mr. Ruggiano also explained the final septic and well design for the ten rental cabins, and noted that the Project still required Act 250 approval. Mr. Pepe noted that the proposed game-room barn was moved to accommodate the neighbors' view corridor requests. He said that the rental cabins are all approximately 1,000sf in living area and that he would only be installing three cabins during his first year in business. He added that he hoped to start construction on some of the site infrastructure in the Fall.

Abutting residents expressed concerns about the load-bearing capacity of the Cote Hill Bridge. ZA Thomas noted that Highway Surveyor Melfy expressed no concerns with the proposal. Abutting resident Ryan Clery said that he remains concerned about overnight security. Mr. Pepe responded that all the cabins would have phones and would be furnished with his phone number in case any issues arose. Member Wiltshire moved to grant Site Development Plan Approval for the application. The motion was affirmed by a vote of 5-0. ZA Thomas was instructed to condition the approval by requiring that each cabin must obtain its own zoning permit, along with any signage request. Chair Nolan said that the approval should also be conditioned to require that all State approvals be in-hand before any zoning permits are issued.

RECESSED HEARING: Ray Belanger Preliminary Plat Approval for Belanger Lane

The Board discussed applicant Ray Belanger's request for Preliminary Plat Review for a Major 4-Lot Subdivision (3 new buildings lots) on the right-of-way of the previously approved Belanger Lane subdivision. Chair Nolan said that the application was to be reviewed under §260 Rural Residential with Agricultural Use District / §264.2 Specific Requirements & §740 Review and Approval of Preliminary Plat. ZA Thomas noted that Members of the Board conducted a site walk on the property on August 26, 2010. The Board discussed that the three new residential lots proposed would be serviced by the existing roadway and that no future expansion of the roadway was currently planned. Member Irwin moved to grant Preliminary Plat approval for the subdivision as proposed. The motion was affirmed by a vote of 5-0.

The meeting adjourned at approximately 8:40 PM.

Respectfully submitted,
Todd Thomas, ZA

Minutes approved on: September 24, 2010