

FILE COPY

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

P.O. BOX 748

MORRISVILLE, VT 05661

Phone (802) 888-6373

Fax (802) 888-6378

Minutes of September 9, 2004

Members Present: David Silverman, Carl Fortune, Paul Trudell, Theresa Breault, Carol Jennings, Jean Wickart

Members Absent: Gary Nolan

Recorder: Mark Leonard, Zoning Administrator

Guests: Brian Palmer, Richard Hamlin, Kevin Amyot, Heath Perras, Kirt Perras, John & Linda Kristan, Kevin Lane

Acting Chairman David Silverman called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of August 12, 2004. Carl seconded the motion and it passed unanimously.

WARNED HEARING: SWEEZEY PROPERTIES, LOT LINE ADJUSTMENT, STAGECOACH ROAD

David gave an overview of the application, which will be reviewed under sections 264 and 795 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Richard Hamlin, representing the applicant.

Sweezy Properties owns adjoining parcels of 263 and 15 acres, respectively. They propose to realign the smaller parcel, which lies along the west side of Stagecoach Road, to the northeast edge of the large parcel. There would be no change to the Bernhard property, which is surrounded by the smaller parcel. The reconfigured lots would be 267 and 11 acres, respectively.

Jean moved to approve the application as presented. Paul seconded the motion and it passed unanimously.

WARNED HEARING: HA MANOSH CORP, CONDITIONAL USE/SITE PLAN REVIEW, LIGHT INDUSTRY, 254 WILKINS STREET

David reviewed the application for a change of use, from storage to light industry, of the property at 254 Wilkins Street, which will be reviewed under sections 233, 500, and 632-635 of the zoning and subdivision bylaws. David disclosed a business relationship between his employer and the applicant; there were no objections to his participation in the hearing. Theresa

FILE COPY

administered the sworn oath to Kevin Amyot, representing the applicant

Manosh proposes to convert 5,000 square feet of space in the 10,000 square-foot former Vermont Asbestos Group building from storage to a welding shop. The application also refers to steel sales associated with the welding business. Seven people would be employed in the business. They plan on significant interior renovations but no exterior changes. They may add two down-lot wall packs for external lighting. Existing access points and parking spaces would remain unchanged. The site is on the village water and sewer systems.

Paul asked about noise from the business. Kevin replied that noise levels would be comparable to other industrial users in the immediate area.

Jean moved to approve the application as presented. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: BRIAN PALMER, 3-LOT SUBDIVISION, COTE HILL ROAD

David gave an overview of the application, which will be reviewed under sections 264, 740 and 780 of the zoning and subdivision bylaws. A pre-application review of the prlan was conducted on August 12, 2004. Theresa administered the sworn oath to Brian Palmer.

Brian Palmer presented a proposal to subdivide his 20-acre parcel 1853 Cote Hill Road into two 10-acre lots. The pre-application review had been for two 5-acre lots and one 10-acre lot, but Brian has revised the proposal. His residence is on the 10-acre lot fronting on Cote Hill Road. The proposed back lot would be accessed via a right-of way along the southern boundary of his lot. He has already obtained an access permit for the new driveway. Both lots would have their own on-site water and sewage disposal systems.

Carl moved to approve the application with standard conditions. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: PERRAS BROTHERS, CONDITIONAL USE PERMIT REVIEW, HOME BUSINESS, 691 EARL GRAY ROAD

The ZA reviewed the Conditional Use permit approved in 1999 for an addition to structures for the Perras Brothers' previously approved trucking and truck repair home business. A condition of approval for the addition was that the permit would be reviewed at the 1, 3, and 5 year points to confirm compliance with any permit conditions. Theresa administered the sworn oath to Heath and Kirt Perras and adjoining property owners John and Linda Kristan.

Paul asked if there had been any increase in the business since the permit was issued. Kirt stated that they had added two or three trucks. Paul asked how many employees (besides themselves) they had. Kirt said they had six non-family members as drivers.

Jean asked the neighbors about impacts they felt from the business. The Kristans said that the business had obviously grown since it was originally approved in 1995. They noted that there were eight trucks and up to 19 trailers on the premises. Kirt Perras noted that some of the trailers are used for storage of materials (tires, parts, etc.) for the business.

Jean inquired about noise from trucks coming and going. Linda Kristan said there are trucks heading out as early as 3:30 in the morning, but admitted that the noise was not that

FILE COPY

noticeable if you were not already awake. She acknowledged that the trucks don't usually pass by her house as they come and go. She said she was not as concerned about noise as much as the likely increase in traffic as the business continues to grow. She said she was concerned also about the impact on her property value from having this commercial activity next door.

Theresa asked where the storage trailers are placed; Kirt said they were along the road, but not in the right of way. She asked what the regular operating hours were. Kirt said his drivers do often leave early in the morning (3:30-4:40) in order to get to their destinations and that he directs them to stay slow and quiet as they depart the area.

Jean asked if the Perras' expected to have more trucks and employees. They replied that they might, but would not anticipate any big growth, noting that it had taken nearly ten years to get to their present level.

David noted that while this is an approved home business, it is located in a residential and agricultural district. He reviewed the purpose of the home business bylaw and expressed concern about the traffic impact on a small local road that any further growth would cause. He said that if the business was going to grow, they would have to find an appropriately zoned location.

Carol suggested that the board conduct a site visit.

Paul moved to recess the permit review until a site walk was conducted. Carol seconded the motion and it passed unanimously.

OTHER BUSINESS:

The board resumed their deliberative session on the Stellar Propane Services application. Theresa moved to approve the application. Paul seconded the motion. The motion failed with all members voting against approval.

On a motion by David, seconded by Carl, the meeting was adjourned at 8:50 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 9/23/04 TB/PT