

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
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Meeting Minutes of August 23, 2012

Members Present: Theresa Breault, Gary Nolan (Chair), Ron Stancliff, Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Karyn Allen & Brian Irwin

Staff: Todd Thomas, Zoning Administrator & Planner

Guests: Peter Bourne for Little Fuel Co. & Richard Duda for ODA Properties LLC

Call to Order: Chair Nolan called the meeting to order at 6:30 P.M. Member Breault moved to approve the July 26, 2012 meeting minutes. A vote of 6-0 affirmed the motion.

WARNED HEARING: Little Fuel Co, 1475 LaPorte, §500 SP/§630 CU, Bulk Storage Fuel

Peter Bourne, on behalf Little Fuel Co, appeared before the board seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance to add a 1,000 gallon bio-fuel storage tank to the existing tank farm on parcel 12-128 at 1475 LaPorte Road and add the Bulk Storage of Fuel use to parcel 12-117 at 22 Meadow Drive and to parcel 12-129 at 1569 LaPorte Road. Chair Nolan introduced the application as being heard under §260 Rural Residential w/Agriculture zone and §481 Bulk Storage of Fuel. Mr. Bourne said that he would like to add a 1,000 gallon biofuel tank to the existing tank farm at 1475 LaPorte Rd. Zoning Administrator Thomas explained that approving the application would also add the Bulk Storage of Fuel use to parcel 12-117 at 22 Meadow Drive and to parcel 12-129 at 1569 LaPorte Road. Mr. Bourne explained that he does not intend to store fuel on these two properties, but he simply wishes to temporarily store empty propane tanks thereon if the snow-load in the spring is heavy (which makes getting to the back field of 1475 LaPorte Road problematic). Mr. Thomas noted that abutting property owners have complained about propane tanks on these residential properties in the past, but that Mr. Bourne could be granted a conditional use for this purpose by the board. Member Wiltshire said that he did not think the applicant needed to appear before the board every time he wanted to add a tank to the tank farm and would be okay with up to 10,000 additional gallons of fuel storage being added to the existing containment area. Member Breault moved to approve the application as presented, with an additional fuel pump, plus the ability to move up to 10,000 gallons more in fuel storage into the existing containment area, and also approving the requested empty fuel tank storage at parcel 12-117 at 22 Meadow Drive and parcel 12-129 at 1569 LaPorte Road, with the condition that the empty tanks on these two parcels may only remain thereon for 90 days a year and that the board reserves the right to conduct a one-year review of the this approval. A vote of 6-0 affirmed the motion.

WARNED HEARING: ODA Properties, 2093 LaPorte, §500 SP/§630 CU, Auto Repair

Richard Duda, on behalf ODA Properties LLC, appeared before the Board seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance to add a Motor Vehicle Sales and a Repair Facility and a Accessory Retail & Food use to parcel 12-133-1 at 2093 LaPorte Road to reopen Green Mountain Scooters. Zoning Administrator Thomas explained that the application should be considered under §437 Change of Non-Conforming Use. Mr. Duda explained that he simply wanted to reopen the Green Mountain Scooters store that he used to operate out of the yellow building on the property. Mr. Duda explained that the Green Mountain Scooter businesses involved selling parts, accessories and doing some light repair work for

antique motorcycles. Chair Nolan received confirmation from Mr. Duda that his business did not include any automotive repair or sales. Member Stancliff moved to approve the proposed project, provided that no automobile sales or repairs will take place on the premises. A vote of 6-0 affirmed the motion.

The meeting adjourned at approximately 7:45 P.M.

Respectfully submitted by Todd Thomas, ZA