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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of July 18, 2006

Members Present: Jean Wickart, Karyn Allen, Paul Trudell, Theresa Breault, Carl Fortune
Members Absent: Gary Nolan, David Silverman
Recorder: Mark Leonard, Zoning Administrator
Guests: Darrow Mansfield, Dave Crawford, Sam Guy

The DRB met at the site of the proposed expanded convenience store/gas station and residential building at the corner of Portland and Bridge Streets. Darrow Mansfield, representing applicant Gary Bourne, reviewed the site plan with emphasis on parking and access points. Several members noted that the proposed parking spaces along the west side of the property would block access to parking on the adjoining lot and observed the difficulty some vehicles had attempting to exit from parking spaces 7 & 8 along the south side of the proposed building.

Adjoining property owner Sam Guy pointed out the area between his business and the proposed new structure where he's concerned about tenants or customers of the Bourne building parking on his property. He also expressed concern about increased stormwater runoff from the proposed flat roof onto his lot. Darrow stressed that that side of the building would have warnings prominently posted warning tenants and customers not to park there or risk having their vehicles towed. He also said they would install gutters or other devices to channel runoff from the roof into the nearby municipal stormwater drain in Portland Street.

Town Administrator Dave Crawford addressed the proposed curbing or other barriers to prevent unrestricted access along Bridge Street. He said the town's concern was that the site plan provide for safe entry and exit to the property at what has been identified as a high traffic, high accident potential site. He repeated his recommendation that the DRB have an independent traffic consultant review the proposal to determine its adequacy for parking, traffic flow in and out, and possible relocation of existing signs to improve visibility. The consultant should present any recommendations for site plan modifications that would minimize any adverse effects from the proposed development.

Following the site walk, the board members present and the Zoning Administrator met in deliberative session at the municipal office conference room. On a motion by Carl, seconded by Jean, the board voted unanimously to accept the Town Administrator's recommendation to hire a traffic consultant (at the applicant's expense) and to recess the public hearing pending receipt and review of the consultant's report.

Respectfully submitted,
Mark Leonard, Recorder