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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of August 14, 2003

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

Recorder: Mark Leonard, Zoning Administrator

Guests: Sharon Rowell, Sam Ruggiano, Howard Manosh, Wesley Langdell, Nancy Pritchard, Carroll Lawrence, Mike Morrow

Chairman Gary Nolan called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of July 17, 2003. David seconded the motion and it passed unanimously.

WARNED HEARING: LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT, CONDITIONAL USE PERMIT AMENDMENT, RECYCLING CENTER, TROMBLEY HILL RD

Gary gave an overview of the application. The application will be reviewed under Sections 263e and 630 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Mike Morrow, LRSWMD manager.

Mike reviewed the conditional use permit approved in December 2001 to operate a recycling center on Morrisville Water & Light Department property on Trombley Hill Road. The original permit application and findings of fact stated that there would be no special events held at the site. The district is seeking to amend that portion of the permit to allow several special events, such as Hunter's Clean-up, Green-up Day, and household hazardous waste (HHW) collections. Mike stated that there would be no more than six events over the course of the year. Most events would be on Saturdays, the same day they are currently open, but would likely run longer than the current 9:00-2:30 hours. HHW collections would run over Friday and Saturday, due to the additional environmental safety requirements for that event.

Jean asked about expected traffic increases during special events. Mike said that they currently get about 40 vehicles during the course of the regular Saturday operation; about 8 per hour. He would project an additional 12-15 per hour during special events. He stated that the current operation is only receiving about a third of the traffic and volume as the former site on Munson Avenue. He speculated that while that site was closed, district customers made other arrangements and haven't felt the need to use the Trombley Hill site.

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Carol asked if there would be separate trailers or containers for special collections. Mike replied, yes, and they would not remain at the site after the end of the event.

Carl asked what was the original reason for restricted hours and no special events. Mike said it was due to concerns from neighbors regarding traffic in the area.

Gary read a letter from Charles Lambert (adjoiner) objecting to the addition of special events to the permit after it was explicitly stated that such events would not be held at the site. He cited the additional traffic as his primary concern. Mike Morrow presented a letter from the Water & Light Department expressing its support of the recycling center on its property.

David made a motion to recess the hearing to a deliberative session. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: GREAVES FARM CORPORATION, 2-LOT SUBDIVSION, 667 WASHINGTON HIGHWAY

Gary gave an overview of the application. The application will be reviewed under Sections 239, 740, 780, and 800 of the Subdivision Bylaws. A pre-application review was held on June 26, 2003. Theresa administered the sworn oath to Sharon Rowell.

Sharon explained that the Greaves Farm Corporation wanted to subdivide a one-acre lot from the 20-acre parcel it owns along Washington Highway. The new lot would abut the access road to Copley Terrace and be across from Copley Manor and directly behind the one-acre lot occupied by Morrisville Family Practice. The lot would be served by village water and sewer.

David moved to approve the application as presented with standard conditions. Jean seconded the motion and it passed unanimously.

WARNED HEARING: CARROLL LAWRENCE, 3-LOT SUBDIVSION, CARROLL MOUNTAIN LANE

Gary gave an overview of the application. The application will be reviewed under Sections 239, 740, 780, and 800 of the Subdivision Bylaws. A pre-application review was held on June 26, 2003. Theresa administered the sworn oath to Carroll Lawrence.

Carroll described his plan to subdivide his 10.6-acre parcel into three lots of 5.4, 2.8, and 2.4 acres, identified as lots 4, 5, and 6 respectively. Lots 5 and 6 have ponds and the pond on lot 5 has fittings installed for a dry hydrant. Each lot would have a drilled well and both a primary and replacement leachfield, with one of lot 5's leachfields located on lot 6 by easement.

An existing private drive off Stagecoach Road runs through the three lots to an adjoining parcel owned by the applicant. A portion of the 100' section of the road connecting to the town highway exceeds the maximum allowable grade of 3%. Carroll offered to reduce the grade as much as feasible, given the terrain on the existing roadway.

David moved to approve the application with standard conditions and the additional condition that the road grade within 30' of the intersection with Stagecoach Road not exceed 3% and the intersection be realigned to as close to 90 degrees as possible. Carl seconded the motion and it passed unanimously.

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OTHER BUSINESS:

Howard Manosh and Sam Ruggiano of Cross Consulting Engineers presented a proposal for pre-application review of a 44-unit Planned Residential Development (PRD) on a 40-acre parcel adjoining the Jersey Heights subdivision. Gary recused himself from the pre-application review due to his employer being the applicant. David noted a business relationship between his employer and the applicant, but there were no objections voiced to his participating in the review.

The PRD would consist of 16 lots of approximately one-half acre each for single-family homes and 14 two-family condominiums on a 30.7-acre lot. The parcel lies within the village boundary in the low density residential zoning district and would be served by village water and sewer.

Sam Ruggiano pointed out Class 3 wetlands and existing utility easements crossing the parcel. The plan has been laid out to provide 50-foot buffers around the wetlands except at two points where the proposed development road crosses the wetlands. He stated that state agencies responsible for management and oversight of wetlands, fish & wildlife, and archeological sites had reviewed the plan and had expressed no objections. He noted that the Dept of Agriculture had also reviewed the plan and had identified the entire parcel, to include the wetlands, as primary agriculture soil. The project will be formally reviewed by the state under Act 250.

Jean asked about plans for sidewalks and landscaping. Howard Manosh replied that the plan is still very preliminary and that they would be able to address those issues at the preliminary plat hearing. He said at this point he was seeking concept approval from the board.

Theresa made a motion that the proposed development conforms to the Town Plan. Jean seconded the motion and it passed unanimously.

Nancy Pritchard, representing Manosh Realty Services, presented a proposal for pre-application review to subdivide a 1.3-acre parcel on Mansfield Avenue into four lots of approximately 0.3 acres each. The parcel is in the Special Use zoning district and is served by village water and sewer.

David made a motion that the proposed development conforms to the Town Plan. Paul seconded the motion and it passed unanimously.

Wesley Langdell, representing the estate of Ruth Langdell, presented a proposal for pre-application review to subdivide a 5.36-acre parcel on Center Road into two lots. The former Ruth Langdell home, accessed from Langdell Road, would be on a 3.36 acre lot, with the new 2 acre lot fronting on Center Road. The new lot would have village water and on-site sewage disposal.

Carl made a motion that the proposed development conforms to the Town Plan. Carol seconded the motion and it passed unanimously.

Morrisville Water & Light Department submitted a proposal for pre-application review to subdivide a 0.8-acre parcel on Elmore Street into two lots. The lots are served by village water and sewer and meet the dimensional requirements of the Medium Density Residential zoning district.

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David made a motion that the proposed development conforms to the Town Plan. Paul seconded the motion and it passed unanimously.

The board met in deliberative session on the Sharon Gilman conditional use application for a privacy fence. Jean moved, and Theresa seconded, to approve the application with the condition that the height of the fence not exceed six (6) feet. The motion passed unanimously.

The board met in deliberative session on the Richard Travisano conditional use application for a home business. Paul moved, and David seconded, to approve the application with the conditions that plans for the proposed dog kennel showing construction materials and sound transmission co-efficient (STC) ratings and an agreement between the applicant and the right-of-way owner for cost-sharing of maintenance and repair expenses to the shared driveway be submitted to the Zoning Administrator prior to construction of the dog kennel. The motion passed unanimously.

The board met in deliberative session on the Lamoille Regional Solid Waste Management District application to amend their conditional use permit to allow special events at the recycling center on Trombley Hill Road. David moved to the approve the application with the following conditions: only five special events may be held each year, with only one of the five occurring over two days (the remainder being single day events), and requiring annual reviews of the permit amendment until the DRB deems such reviews no longer necessary. The motion passed with four members in favor and three opposed.

On a motion by Paul, seconded by Theresa, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Mark Leonard, Recorder