

Morristown/Morrisville Development Review Board
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Meeting Minutes of 29 July 2020

Members Present: Susanna Burnham (electronically), Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire

Members Absent: Melissa LeBlanc

Staff: Todd Thomas, Zoning Administrator

Guests: Engineer Tyler Mumley, Thea Alvin, Chris Hendon, and Mike Bourne.

Call to Order: Chair Nolan called the meeting to order at approximately 6:00 PM.

Minutes: Member Trudell moved to approve the June 24th meeting minutes. A vote of 4-0-1 affirmed the motion, with Member Wilson abstaining.

Hearing: Anderson & Dinky Lanes, conservation subdivision (Little Fuel Co.)

Chair Nolan recused himself from the hearing because he was helping the applicant develop the property. Engineer Tyler Mumley, along with Mike Bourne, appeared before the Board representing applicant/landowner Little Fuel Co. LLC, who was requesting §750 Final Plat Approval in the Low Density Residential Zone for a §510 Conservation Subdivision that creates 9 new parcels from 15.1 acre Parcel 12-117, 8 of which will be for new single-family homes, and the 9th Parcel will be 8 acres of permanently protected open space. Engineer Mumley began the recessed hearing by explaining the minor changes to the subdivision layout since the prior hearing. These changes includes eliminating the ribbon of open space around the proposed house sites on the east, and reconfiguring the lot layouts at the terminus of Dinky Lane. The Board and Engineer Mumley spoke about the prospect of future development on the site in more than 5 years. It was explained that the open space was already sized to accommodate the addition of two more houses on Lot 9. Mr. Thomas said that this future subdivision could be accommodated administratively. It was discussed that the open space would be put on its own lot and deeded to the Town at the time when this future development takes place. Member Trudell asked about the requested buffer for Tyler Machia. Abutter Thea Alvin spoke to the desire to not have the trees cut in the buffer area that separates the proposed development from the Meadow Drive house sites to the south. Engineer Mumley said that there was no buffer proposed because the neighbors had ample opportunity on their own land to buffer themselves from the project with plantings if desired. Member Trudell said he would like to see the section of Meadow Drive improved that the future subdivision residents will use. Zoning Administrator Thomas said that a proposed condition of approval already existed in the draft decision requiring an upgrade to this section of the road. He added that he would amend this condition to ensure that this section of road was paved, and designed to meet Town road standards. Member Burnham joined the meeting via phone at this juncture of the meeting. Member Trudell moved to continue the hearing in Deliberative Session. A vote of 5-0 affirmed the motion. At the conclusion of Deliberative Session discussion, Member Wiltshire moved to approve the application as proposed, with the conditions of approval as listed on the draft decision circulated at the meeting, and with the additional conditions of approval that the common section of Meadow Drive would be improved, and paved to meet Town Road standards, and that fire protection be afforded for the new development as required per §840.8 of the Bylaws.

The meeting adjourned at 8:30 P.M. - Respectfully submitted by Zoning Administrator Thomas