

Morristown/Morrisville Development Review Board
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Meeting Minutes of 28 July 2021

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Christy Snipp (Alternate), Paul Trudell, Mary Ann Wilson, and Chris Wiltshire

Members Absent: Laura Streets

Staff: Todd Thomas, Zoning Administrator

Guests: Adriana & Nathan Backman, Engineer Tyler Mumley, Amy & Adam Grant

Call to Order: Chair Nolan called the in-person meeting to order at 6:00 PM.

Minutes: Member Wiltshire moved to approve the May 26th meeting minutes. A vote of 6-0-1 affirmed the motion, with Member Snipp abstaining.

Hearing: 2-lot subdivision final plat approval at 586 Cote Hill Rd (Backman)

Applicants/landowners Adriana & Nathan Backman appeared before the Board requesting \$750 Final Plat Approval to create two new building lots that will be accessed from Cote Hill Road by subdividing 25 acre Parcel 07-129, which is located at 586 Cote Hill Road in the Rural Residential Agricultural Zone. Member Burnham disclosed that she met Mr. Backman on-site earlier in the day when doing her pre-meeting site visits, but that nothing was discussed at this impromptu meeting that in any way jeopardized the evening's open meeting, or her ability to preside thereat. Engineer Mumley spoke to the 2.17 acre & 16.85 acre subdivision lots that would be created by the proposed subdivision. Mr. Mumley also addressed the July 23rd letter submitted by the Conservation Commission that expressed environmental concerns about the proposed subdivision. Mr. Mumley explained that the steep slope concerns expressed in the letter were largely unfounded, as he did not consider the portions of the property that would be built on to be located on steep slopes. He explained further that one house (#600 Cote Hill) was proposed in a relatively flat meadow at the height of the land, and the other house simply needed to improve an existing woods road that was accessed off a substantial right-of-way that already served two houses further down that same road. Chair Nolan also explained that steep slopes were not directly regulated or protected as part of the subdivision process. Member Burnham asked about possible erosion on the site, and Member Wilson asked about the amount of clearing proposed. Engineer Mumley answered these questions to the satisfaction of these Board Members. Mr. Thomas suggested a condition of approval that best management erosion control practices be required when Lot 2 was being cleared. Chair Nolan read a letter, and suggested land use restrictions, into the record that was submitted on July 22nd by Steven & Paul Kulpa. The Board members thought the suggested language read more like deed covenants, and decided to take no action on the letter. The Backmans said they planned to work with their new neighbors outside of the subdivision approval process. Member Wiltshire moved to approve the subdivision as proposed with the Board's standard conditions, and a requirement that best management erosion practices be used when Lot #2 is cleared. A vote of 7-0 affirmed the motion.

Hearing: 2-lot subdivision final plat approval for 2 duplexes at 848 Elmore St (Grant)

Applicants/landowners Amy & Adam Grant appeared before the Board requesting \$500 Site Plan Approval, \$630 Conditional use, and \$750 Final Plat Approval to create two new building lots, each of which would host a new duplex, by subdividing 0.92 acre Parcel 24-041, which is located at 848 Elmore Street in the Medium Density Residential Zone. Chair Nolan noted that a \$204.4 waiver of 6% will be needed to create a full-width 50-foot right-of-way from Elmore

Street to the new house lots. Member LeBlanc noted for the record that she used to work for the applicants, but said she had no issue being impartial with their two upcoming DRB hearings. Adam and Amy Grant said that they had no issues with Member LeBlanc presiding over their next two hearings. Engineer Mumley presented the proposed subdivision (with the new duplex lots sized at 0.23 acres & 0.33 acres in size) and Dwelling Unit Two-Family uses to the Board, as well as the 6% Waiver that was needed due to a corner of the existing 3-family building projecting 3 feet into the required 50 foot wide right-of-way. Member LeBlanc asked for the site plan to be updated to show a screened dumpster. Engineer Mumley said that he would do this. Mr. Thomas clarified that the proposed site plan shows that the parking and driveway extension will be paved. Member LeBlanc asked about landscaping and screening. After some discussion, it was agreed that the site plan would be updated to show a row of bushes located to the east of the existing parking spots so the parking would be screened from Elmore Street views. Member Wiltshire moved to approve the subdivision, and the requested waiver, as proposed with the Board's standard conditions, and a requirement that site plan be updated to show the location of the dumpsters, and the agreed upon plantings that will screen the parking from roadside views. A vote of 7-0 affirmed the motion.

Hearing: Paving & landscaping relief requested at 887 Brooklyn St (Grant / LH&A Realty)
Applicants/landowners Amy & Adam Grant remained in front of the Board requesting \$500 Site Plan Approval in the Commercial Zone to seek relief from Zoning Administrator required paving and landscaping on Parcel 20-028, which is located at 887 Brooklyn Street and owned by LH&A Realty Limited Partnership. The Grants explained the new cut-through driveway they created when they expanded their Xtreme Collision business into the adjacent building/lot. Ms. Grant said that she did not have an issue planting the required landscaping, but she did not want to pave the new "goat-path" between the two buildings. Zoning Administrator Thomas explained that a condition ran with Parcel 20-028 / 887 Brooklyn Street that required paving. He agreed that the creation of this small connecting driveway was a good thing for traffic and safety. Member LeBlanc said she is worried about precedent if the Board decides to not require pavement for the new driveway. Ms. Grant suggested a site walk of the property. Chair Nolan suggested having recycled asphalt be trucked in and rolled out atop the small goat-path driveway. Member LeBlanc moved to grant site plan approval for the property, provided that small driveway, which should be between 8 and 10 feet wide, be resurfaced with rolled out recycled asphalt, and provided the landscaping shown on the approved January 2017 site plan (which was used to approve Madadashcar's use of the same property), both be in place prior to Halloween of 2021. A vote of 7-0 affirmed the motion.

The meeting adjourned at 7:08 P.M. - Respectfully submitted by Zoning Administrator Thomas