

Morristown/Morrisville Development Review Board
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Meeting Minutes of July 28, 2016

Members Present: Karyn Allen, Theresa Breault (alternate), Susanna Guthmann, Gary Nolan (Chair) & Paul Trudell

Members Absent: Brian Irwin, John Gloss & Chris Wiltshire

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Susan Alexander, Executive Director of the Lamoille Solid Waste District, Dan Lindley, Morristown's Town Administrator, Charles Cooley, Max Paine, Will & Sam Guy.

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Approval of the June 9th meeting minutes was tabled due to quorum issues.

Hearing: Lazy Lane 2-lot subdivision (Will Guy) §750 Final Plat Approval

Applicant William Guy appeared before the Board requesting §750 Final Plat Approval to create a 4.3 acre subdivision lot and a new road right-of-way from Lorna Guy's frontage at 253 Lazy Lane, with the new house lot located on land currently owned by Janet & David Silverman & Earle & Arlene Welch (parcels 09-006-2 & 09-006) in the §260 Rural Residential Agricultural Zone. Member Trudell said that he had done work for the applicant before, but felt he could decide fairly on this application. Zoning Administrator Thomas called the Board's attention to a description of the proposed roadway submitted by the applicant. Mr. Thomas also recommended the Board condition the subdivision approval so that a private road covenant must be submitted for Welch Way before a zoning permit could be released for the new house thereon. The Board then discussed the applicant's request to use overhead utilities. It was agreed that the utilities would be overhead until they approached the building site, which, at that point, they would all be directed underground. Member Allen moved to approve the subdivision as proposed, with the partially underground utilities and required private road covenant, both as previously stated, as conditions of project approval. The motion was affirmed by a vote of 5 to 0.

Hearing: Walton Road 2-lot subdivision (Barbour) §750 Final Plat Approval

Jane Barbour appeared before the Board representing landowner Barbour Construction & Development Corp., who was requesting §750 Final Plat Approval to divide existing 4.4 acre parcel 06-058-3 into two building lots at 2419 & 2421 Walton Road in the §260 Rural Residential Agricultural Zone. Ms. Barbour said that the subdivision, if approved, would split two houses her husband recently built, with one house complete and the other house under construction. Mr. Thomas said the utilities to these house sites were already located underground. Member Allen moved to approve the subdivision as presented. The motion was affirmed by vote of 5 to 0.

Hearing: Cochran Road Transfer Station (Solid Waste District) §630 CU & §500 SPA

Susan Alexander, Executive Director of the Lamoille Solid Waste District and Dan Lindley, Morristown's Town Administrator, appeared before the Board requesting §500 Site Plan Approval to add the Public Office and Facilities use for a relocated recycling transfer station at

the Town Highway Garage at 832 Cochran Road on parcel 12-089 in the §260 Rural Residential Agricultural Zone. The portion of parcel 12-089 that would house the transfer station would be located in the §300 Source Protection Area for the Pinecrest Trailer Park. Mr. Thomas said that there could be no hazardous waste or fuel storage on the site due to this source protection area. He added that no wastewater facilities were proposed at the transfer station, which meshes well with the source protection area requirements in the Bylaws. Ms. Alexander confirmed that no trash is stored on site and that everything at the transfer station is housed in covered containers, with the exception of the open container used for metal recycling (which is highly unlikely to blow away). She added that the existing transfer station serves about 130 cars a day and that a similar client load was expected at this Cochran Road location. Member Allen expressed a desire to screen the transfer station from Cochran Road. The Board agreed that a living screen should be planted to screen the transfer station from any viewpoint on Cochran Road as a condition of approval. It was decided that this screening should be complete by the spring of 2018. It was further agreed that the transfer station's hours of operation will be limited to Saturdays from 8 AM to 2 PM. Member Nolan said that he would also like a professionally drawn site plan included within the permit file as a condition of approval. Member Guthmann moved to approve the project as proposed, provided that a formal site plan is submitted, that the aforementioned screening is planted as agreed upon and that no fuel, salt or hazardous materials be brought to or stored on the subject property. The motion was affirmed by vote of 5 to 0.

The meeting adjourned at approximately 7:30 P.M.

Respectfully submitted by Todd Thomas, Zoning Administrator.