

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

July 28, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Ron Stancliff, Jean Wickart & Chris Wiltshire

Members Absent: Brian Irwin, Gary Nolan (Chair) & Paul Trudell

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: As noted within the minutes for each agenda item

Acting Chair Breault called the meeting to order at 7:30 PM. Member Allen moved to approve the July 14, 2011 meeting minutes. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Dan Donza, 525 Sterling Valley Road, CU & SDPA

Applicant Dan Donza appeared before the Board requesting §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct a 480sf office building on parcel 15-003, which is located at 525 Sterling Valley Road in the §260 Rural Residential Agricultural zoning district. ZA Thomas noted that the existing auto service center was a pre-existing non-conforming use that required a §435 Expansion of Non-Conforming Use allowance for the proposed office building. Mr. Donza told the Board that his proposed 16x30 new office building simply allows him to have an office space that does not occupy a bay of his auto garage. He said that the benefit of such an arrangement would allow for an office space free on dust, dirt and noise. Member Wiltshire asked about exterior lighting on the new office. Mr. Donza said that no exterior lighting was planned for the new office building. ZA Thomas said that the required setbacks were more than met for the proposed location of the new office building. Member Wiltshire moved to approve the proposed application, provided that the decision's conditions include the standard zoning permit, lighting and state permit language. The motion was affirmed by a vote of 5-0.

DISCUSSION: Eric Baringer, 1446 Stagecoach Road, §750 Review/Approval of Final Plat

Applicants Andrea & Eric Baringer appeared before the Board seeking §750 Review and Approval of Final Plat for a minor 2 lot subdivision located at 1446 Stagecoach Road on parcel 07-039-2. ZA Thomas described the permitting history for the subdivision, which included sketch plan approval and a Preliminary Plat approval on June 30, 2011. Mr. Baringer said that he would like to divide off 8 acres from his existing 12 acre lot to build a new house on. He said he would begin construction on the new house in conjunction with selling his existing home on the property. ZA Thomas said that the existing driveway off Stagecoach Road would now be servicing and providing frontage for an additional lot. Mr. Baringer said that the driveway was built to comply with the Town Road Policy. ZA Thomas said that the proposed subdivision plan could be approved by the Board, but would require various conditions attached thereto. Member Stancliff asked where utilities would go for the new house on Lot 3, as they were not shown on the plan. Mr. Baringer answered that the utilities to the new house would be buried under the driveway.

Member Wiltshire moved to approve the applicant's subdivision plans as stated, with the following conditions:

1. Care, maintenance and snow removal for the right of way that provides access and frontage to Lot 2 & Lot 3 shall be shared equally by said two lots. The deeds of these two lots shall reference this requirement.
2. Lot 1, as depicted on the proposed subdivision plan, does not meet zoning and shall not be used for Development of any kind. Said lot shall be sold to the Charles and Shirley Frith, as indicated on the plan, within two years from the date of this approval. Either the applicant or the Firths shall apply for a lot line adjustment to join Lot 1 with parcel 07-039 within two years from the date of this approval.
3. An approved State waste water permit for Lot 3 shall be submitted to the Zoning Office prior to a zoning permit being issued for the Development of said lot.
4. A revised Mylar shall be submitted for Zoning Administrator approval prior to a zoning permit being issued for Lot 3. The Zoning Administrator shall approve said Mylar when the following details are added thereto:
 - a. Septic fields and reserve septic fields, if any, shall be shown for both Lots 2 & 3 on the revised Mylar;
 - b. The electrical connection to the proposed house on Lot 3 shall be shown or noted on the revised Mylar as being underground;
 - c. The water connection to the proposed house on Lot 3 shall be shown or noted on the revised Mylar; and
 - d. Sufficient notes shall be added to the revised Mylar regarding stormwater and erosion controls.

The motion was affirmed by a vote of 5-0.

The meeting adjourned at approximately 8:40 PM.

Respectfully submitted, Todd Thomas, ZA