

Morrisville/Morristown Development Review Board
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Meeting Minutes of 27 July 2022

Members Present: Donnie Blake (Alternate), Susanna Burnham, Gary Nolan (Chair), Laura Streets, Christy Snipp (Alternate), & Mary Ann Wilson

Members Absent: Melissa LeBlanc, Paul Trudell, & Chris Wiltshire

Staff: Zoning Administrator Todd Thomas

Guests: Matt Hall, Seth Gallant, Ron Bourne, Peter Bourne, Sonny Hill, & Mary Lou Nichols

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

Minutes: Approval of the previous meeting minutes was tabled due to quorum issues.

Hearing: Conditional Use & Site Plan Approval for Fence at 5184 LaPorte Rd (Hall)

Matthew Hall appeared before the Board requesting §630 Conditional Use approval per §425 for a proposed 6-foot tall stockade fence that would run along the road frontage of Parcel 16-026 at 5184 LaPorte Road in the Rural Residential Agricultural Zone. Mr. Hall added that the proposed stockade fence would replace the existing split-rail fence to better protect children and pets from Route 100. Member Burnham clarified that the fence would be placed behind the existing row of roadside vegetation. Member Streets moved to approve the application as proposed. A vote of 6-0 affirmed the motion.

Hearing: Conditional Use & Site Plan Approval for Fence at 872 Golf Course Rd (Gallant)

Seth Gallant appeared before the Board requesting §630 Conditional Use approval per §425 for a proposed 8-foot tall stockade fence in the Rural Residential Agricultural Zone that would run along the Stagecoach Road frontage of Parcel 12-086, and also parallel the Golf Course Road frontage of 872 Golf Course Road further into the property. Chair Nolan clarified that the proposed fence would be located on the Stagecoach Road side of the row of pine trees that parallels the road. Mr. Gallant said that he had met the Highway Superintendent on site, and he was amenable to the location of the proposed fence. Member Snipp moved to approve the application as proposed. A vote of 6-0 affirmed the motion.

Hearing: Conditional Use & Site Plan Approval for Fence at 113 E. High Street (Bourne)

Ron Bourne appeared before the Board requesting approval per §425, after-the-fact, for a fence constructed from concrete waste blocks along the eastern property line of Parcel 23-053 at 113 East High Street in the High Density Residential Zone. Mr. Bourne said that the placement of the concrete waste blocks is intended to re-establish the property line (due to past encroachment) and to create a functional barrier. Member Snipp asked if the waste block fence was temporary. Mr. Bourne said that he could not guarantee it. Member Snipp responded with concern that concrete waste blocks do not mesh with the character of the neighborhood. Member Burnham opined that the line of waste blocks could meet the Zoning Bylaw's definition of Fence. Member Snipp disagreed. Mr. Bourne offered to paint the waste blocks so they look less industrial, and remove the waste blocks when this vacant lot is developed in the coming years. Chair Nolan suggested simply removing the top row of waste blocks that were not acting as a retaining wall to improve the appearance of the property. Member Streets moved to continue the discussion in Executive Session. A vote of 4-2 affirmed the motion.

At the end of the Deliberative Session discussion, the Board made the following determinations.

The bottom row of the double layered line of concrete waste blocks is buried in the ground and is acting as a retaining wall. The Zoning Bylaws allow retaining walls. As such, the bottom row of concrete blocks was permissible. However, the top row of concrete waste blocks serves no retainage purpose, it is also does not meet the definition of Fence. Therefore, the top row of concrete waste blocks, and the concrete waste block closest to Winter Street that parallels the road, shall be removed from the property. Member Streets moved to approve the Fence as proposed. The motion failed to carry by a vote of 0-6. The Zoning Administrator was instructed to inform the applicant to remove the top row of concrete waste blocks, and the ground level concrete waste block that parallels Winter Street, within 30 days.

Hearing: Design Criteria, Conditional Use & Site Plan Approval for a Multi-Family Conversion at 110 Winter St (Little Fuel Co.)

Peter Bourne appeared before the Board representing applicant Little Fuel Co., requesting \$206 Design Criteria, \$630 Conditional Use, and \$500 Site Plan Approval to convert the existing duplex at 110 Winter Street into a 4-unit multi-family apartment building on Parcel 23-083 in the High Density Residential Zone. Mr. Bourne clarified that the barn at the rear of the property would be repurposed into two studio apartments (upstairs and downstairs). Member Burnham asked about paving the parking lot. Mr. Bourne responded that the parking lot would be paved as part of the development project. Mr. Thomas clarified that in the underlying zone, 1 parking space per dwelling unit is required. Member Streets asked about trash and recycling. Mr. Bourne responded that these are the tenants' responsibility in his lease. Member Burnham asked about snow removal. Mr. Bourne responded that snow is plowed to the east of the existing building, and hauled away when necessary. The Board discussed landscaping, but it was determined that a buffer between the lot and Winter Street was not required by the Zoning Bylaws, and perhaps only a street tree could be required. Member Streets spoke to lighting issues and it was agreed that the porch light at the top of the exterior stairs of the upper floor barn apartment would be put on a motion sensor. Neighboring property owner Sonny Hill spoke about the front lawn of the building, and snow plowing concerns. Member Wilson moved to approve the project as proposed with the following conditions of approval:

1. The stairs to the upstairs barn apartment shall be located to the rear of that building to improve car movement in the tenant parking lot.
2. The porch stair light on the upstairs barn apartment shall operate only on a motion sensor, and all other lighting on-site shall comply with the Zoning Bylaw's lighting requirements
3. A street tree or bush, if feasible, shall be planted between the parking lot and the sidewalk on Winter Street.
4. The parking lot shall be repaved and restriped prior to occupancy of the new apartments.
5. Per the Zoning Bylaws, the proposed multi-family conversion requires the recording of a boundary survey, and the burying of all propone tanks prior to occupancy of the new apartments.
6. An as-built site plan shall be submitted for the zoning file after the redevelopment on the site is complete that demonstrates compliance with the above conditions of approval.

Member Streets moved to approve the application with the aforementioned conditions. A vote of 6-0 affirmed the motion.

The meeting adjourned at 8:00 P.M. - Respectfully submitted by Zoning Administrator Thomas