

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

P.O. BOX 748

MORRISVILLE, VT 05661

Phone (802) 888-6373

Fax (802) 888-6378

Minutes of July 27, 2006

Members Present: David Silverman, Theresa Breault, Carl Fortune, Karyn Allen

Members Absent: Gary Nolan, Jean Wickart, Paul Trudell

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Rick Barnett, Roy Marble, Donald Blake, Michael Boudreau

Acting Chairman David Silverman called the meeting to order at 7:30PM. David noted that due to a potential conflict of interest, he would have to recuse himself from the warned hearing on the Sharon Dietz conditional use application for expansion of the Bees Knees restaurant. With three other members absent, there would not be a legal quorum to hear this application. The ZA said he would advise all interested parties that the hearing would be rescheduled for August 10, 2006.

On a motion by Theresa, seconded by Karen, minutes of the July 13, 2006 meeting and July 18, 2006 site walk were approved.

**WARNED HEARING: RICHARD BARNETT & PERI ARMANDO, PRELIMINARY
PLAT APPROVAL, 2-LOT SUBDIVISION, 966 STAGECOACH ROAD**

David introduced the application, to be reviewed under sections 264, 730, 740, 780, and 810 of the zoning and subdivision bylaws. Theresa administered the sworn oath to the applicant, Richard Barnett, and Roy Marble, assisting the applicant.

The applicants are seeking approval to subdivide their 5-acre parcel into two lots of 2.52 (lot 2) and 2.48 (lot 2A) acres. There is an existing single-family home on lot 2. Lot 2A, located to the rear of lot 2, would eventually have another single family home. Lot 2A would be accessed by a new driveway off Stagecoach Road, across Lot 2 by a right-of-way. Both lots would share the existing drilled well and each would have its own primary and replacement wastewater disposal systems.

Adjoining property owner Kevin Fahey submitted written comments regarding the application. His main concern was inadequate water supplies in the area, which he felt could be exacerbated by another home. He questioned where any driveway right of way might be located and objected generally to having more neighbors.

Roy Marble addressed these concerns by saying that there would be no new well, that

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both lots would share the existing well. He provided documentation showing the well yielded 30 gallons per minute. He noted that the state standard for drilled wells was a minimum of six gallons per minute. The existing well, drilled to 349 feet, replaced a previous low-yielding well on the property in June 1999.

David asked how close is the proposed new driveway to the Fahey driveway. Roy said it was at least 100 feet away.

Carl moved to approve the application as presented. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: STERLING TECHNOLOGIES, CONDITIONAL USE & SITE PLAN APPROVAL, LIGHT INDUSTRY, 320 WILKINS STREET

David introduced the application, to be reviewed under sections 233, 453, and 630-637 of the zoning and subdivision bylaws. David disclosed that his employer has a business relationship with the applicant and the property owner. There were no objections to his participation in the hearing. Theresa administered the sworn oath to Michael Boudreau, owner of Sterling Technologies, and property owner Donald Blake.

Michael Boudreau explained his plans to set up an electronic component manufacturing business in approximately 4,000 square feet of space in the old Cabot Creamery building on Wilkins Street. The space had most recently been used as a brewery. He said he makes precision machine parts as a subcontractor to other firms. The business employs three people (including himself) and he estimated it might grow to six employees in the foreseeable future. He anticipates one service delivery daily. He stated there were no hazardous materials or waste used or generated by the business.

David asked about parking. Donald Blake said there are fourteen spaces available and there are currently about four vehicles parked there daily by other users of the building.

Theresa moved to approve the application as presented. Carl seconded the motion and it passed unanimously.

OTHER BUSINESS:

Final survey plats for the Bella Vista 6-lot subdivision on Laporte Road, Yacavone 2-lot subdivision on Mansfield Avenue, and Barnett/Armando 2-lot subdivision on Stagecoach Road were reviewed and approved.

On a motion by Carl, seconded by Karen, the meeting adjourned at 8:25 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 8/10/06 TB/af