

Morrisville/Morristown Development Review Board
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Meeting Minutes of 24 July 2024

Members Present: Donnie Blake, Susanna Burnham, Gary Nolan (Chair), Paul Trudell, Christy Snipp, Mary Ann Wilson, Chris Wiltshire

Members Absent: Melissa LeBlanc (unneeded Alternate), Lenny Wing (unneeded Alternate)

Staff: Zoning Administrator, A/V Recorder Charlie Burnham

Guests: Engineer Tyler Mumley, Tom Cloutier, Pat Persico, Diane & Marc Cote

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

Minutes: Member Burnham to approve the as-revised June 26th meeting minutes. A vote of 5-0-2 affirmed the motion, with Members Snipp & Wiltshire abstaining because they could not attend the June meeting.

Hearing: §750 Final Plat Approval & §201 Zone Line Interpretation, 784 Park St (Persico)

Engineer Tyler Mumley, and applicant/owner Pat Persico appeared before the Board seeking §750 Final Plat Approval and a §201 Zone Boundary Interpretation on a lot split by the Medium & Low Density Residential Zones for a subdivision that would reduce 13.74-acre Parcel 08024 at 784 Park Street to 2.06 acres in size to create 11.68 acre Parcel 08024-5, which will be accessed from a 50-foot-wide right-of-way. Zoning Administrator Thomas explained that the right-of-way proposed over Mr. Persico's driveway would not be considered a Street or be upgraded to Town or private road specifications until it served 3 or more house lots. The Board determined that the requested subdivision lots meet the minimum lot size requirements in any available zone under the 2023 or the pending 2024 Zoning & Subdivision Bylaws. The Board also spoke as to how the pending 2024 Zoning Bylaws would down-zone most of this area to Rural Residential Agricultural. The Board affirmed by consensus that a §201 Zone Boundary Interpretation of Low Density Residential for the Persico Property was appropriate and would be part of any subdivision approval. Engineer Mumley requested that the Board allow future administrative approval of subdivision lots fronting on an extension of the new right-of-way, but the Board was disinclined to grant that request. Member Trudell moved to approve the subdivision as proposed, with the Persico property (per §201 Zone Boundary Interpretation) now being fully within the LDR Zone, provided that any future subdivision of Parcel 08024-5 requires full Board approval. A vote of 7-0 affirmed the motion.

Hearing: §204.4 Waiver of Minimum Lot Size, 3208 Elmore Rd (Lizondo)

Engineer Tyler Mumley appeared before the Board on behalf of applicant/owner Rob Lizondo who was requesting a §204.4 Waiver of the normally required Minimum Lot Size in the Rural Residential Agricultural Zone for 3.33 acre Parcel 09003-4 to be reduced (via future administrative subdivision approval) to 1.77 acres in size, which would allow the creation of 1.55 acres Parcel 09001-5. Mr. Thomas explained that the to-be subdivided Parcel 09001-4 requires a 3% waiver and future Parcel 09001-5 requires a 15% waiver of the Minimum lot Size. Because less than 25% of total waiver square footage was requested, and the proposed lot lines lined up squarely with adjacent properties lines, the Board, by consensus, was amenable to the applicant's request. Member Blake moved to approve the Waiver as requested. A vote of 7-0 affirmed the motion. Mr. Thomas noted that the warned zoning bylaws no longer allow Minimum Lot Size Waivers and confirmed that he would process the subdivision of these two Parcels with waived minimum lot sizes administratively later this summer.

Hearing: §435 Non-Conforming, §630 Cond Use & §500 Site Plan Approval for a duplex, 49 Miller Bridge Rd (49 Ace LLC)

Engineer Tyler Mumley appeared before the Board on behalf of applicant/owner 49 Ace LLC who was requesting §435 Expansion of Non-Conforming use, §630 Conditional Use, & §500 Site Plan Approval in the Low Density Residential Zone to construct a duplex on Parcel 07012, which would add to the non-conforming multi-family use that currently exist at 49 Miller Bridge Road. The Board discussed how the pending zoning change impacted this application. Engineer Mumley explained that he was working with Morrisville W&L regarding what portion of the septic system for the proposed duplex (if any) could be allowed within the 100-foot-wide transmission line easement. Member Trudell moved to recess this hearing to 6:00 PM on 28 August 2024 (the next DRB meeting night). A vote of 7-0 affirmed the motion.

The meeting adjourned at 7:30 PM, submitted by Todd Thomas

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TOWN OF MORRISTOWN