

Morristown/Morrisville Development Review Board
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Meeting Minutes of July 24, 2014

Members Present: Karyn Allen, Theresa Breault (Alternate), John Gloss, Susanna Guthmann, Brian Irwin, Gary Nolan (Chair) & Chris Wiltshire.

Members Absent: Paul Trudell

Staff: Todd Thomas, Zoning Administrator

Guests for the Stafford Ave / Sunrise Development hearing: Attorney Jim Mahoney and Garret Hirschak for 153 Stafford Ave LLC & 191 Stafford Ave LLC

Guests for the MW&L preliminary subdivision hearing: Village Trustee Ed DeBor for Morrisville Water & Light, Dan Lindley for the Morristown Selectboard and Emmons Pirie of 4370 VT Route 100 of Hyde Park

Call to Order & Minutes: Member Breault moved to approve the June 26 meeting minutes. A vote of 7-0 affirmed the motion.

Hearing: MW&L subdivision, Center Rd & Trombley Hill Rd, \$740 Prelim. Plat Approval

Zoning Administrator Thomas explained that he was involved in laying out the proposed subdivision of Morrisville Water and Light's 26 acres of land located between Center Road and Trombley Hill Road at the Hyde Park town line. He explained that the proposed subdivision would create seven building lots that would be sold to light industrial/manufacturing businesses and two other lots that would be retained for existing village infrastructure, respectively a water tank and an electric substation. Mr. Thomas explained that this was a major subdivision, which required DRB review of the preliminary plat. Mr. Thomas further explained that all of the proposed subdivision parcels meet the dimensional requirements of the newly created §280 Innovation Zone – which the entirety of parcel 08-114 is located in. Mr. Thomas added that the only issue of bylaw noncompliance with the proposed subdivision that he thought the Board should discuss was the subdivision bylaw requirement for underground power. The Board discussed the underground power line requirement for a residential subdivision versus the subdivision of industrial park, in addition to instances where this requirement had been waived previously. Mr. Thomas said that both roads on which the parcel fronts has overhead power along its entirety and that there was overhead power through the middle of the parcel as well. He added that requiring underground power to industrial park lots could be viewed as unnecessary given the existing extensive overhead power throughout the site and that requiring underground 3-phase power would be expensive, partially due to the high water table observed throughout the parcel. Chair Nolan said that he did not think underground power would be any more problematic than a sewer line given the concerns expressed about the high water table. Large trucks and traffic generated by the industrial park were cited as project concerns by the Board. Emmons Pirie of Hyde Park said that he was a direct abutter to the project and was concerned about the size of the buildings that would be constructed in this industrial park. He also asked if the proposed sewer line would be extended into Hyde Park. Mr. Thomas said that sewer could not be extended to Hyde Park because of State of Vermont restrictions on the village sewer plant permit. Member Wiltshire moved to close the hearing and continue this discussion in

Deliberative Session. The motion was affirmed by a vote of 7 to 0. In Deliberative Session the Board agreed to conduct a site walk of the proposed subdivision on August 14th at 5:30 PM and to resume their Deliberative Session discussion thereafter at 6:30 PM.

Hearing (cont): Sunrise Development 47,250 ft.² Stafford Ave expansion §500 SPA/§630 CU

Attorney Jim Mahoney and Garret Hirschak, representing 153 Stafford Ave LLC & 191 Stafford Ave LLC, appeared before the Board to discuss the continued hearing for the proposed 47,250 ft.² addition that would connect the sawmill and engine house buildings located respectively at 153 Stafford Ave and 191 Stafford Ave. Mr. Thomas noted that the proposed addition would cross the lot lines of parcels in separate ownership and that merger of the two parcels should be a condition of any approval. Mr. Thomas added that the sawmill property at 153 Stafford Ave. was split by the Commercial Zone and the Industrial Zone. He said that in a split zone situation, the Board could review the proposal in either zone at the applicant's request and that the applicant had requested that the saw mill (parcel 20-014) at 153 Stafford Ave. be reviewed in the Commercial Zone. Mr. Thomas also explained that it would not be possible under the current bylaw to add commercial zoning and the Retail Delivery of Goods & Services Use commonly associated with it to the engine house (parcel 20-015). Attorney Mahoney said that his client was amenable to a merger condition, but he asked the condition be required prior to construction. Attorney Mahoney said that his client would also be amenable to a condition of approval that specified commercial zoning for the sawmill parcel and industrial zoning for the engine house parcel. Mr. Hirschak explained that his project is simply attempting to take advantage of his new Route 100 Truck Route frontage by creating leasable spaces along said frontage, which would require him to move his more industrial operations for MSI to the rear of the property in the proposed 47,250 ft.² addition. Member Irwin moved to extend commercial zoning to parcel 20-014 at 153 Stafford Ave. and to grant §630 Conditional Use and §500 SPA Site Development Plan Approval with typical conditions of approval regarding lighting and state permits, along with additional conditions of approval that required a §795 Lot Line Change to merge the subject parcels and a landscape/parking plan to be submitted for DRB approval prior to release of any zoning permits for the construction of the proposed 47,250 ft.² addition. The motion was affirmed by a vote of 7 to 0.

The meeting adjourned at approximately 9:30 P.M.

Respectfully submitted by Todd Thomas, ZA.