

Morristown/Morrisville Development Review Board
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Meeting Minutes of July 23, 2015

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

Members Absent: Paul Trudell

Staff: Todd Thomas, Zoning Administrator

Guests: Peter Bourne, Geoff Jackson, Allen Newton, Nick Donza, Brian Forest, Fonda & Dean Whittemore

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30PM. Member Wiltshire moved to approve the June 11th meeting minutes. The motion was affirmed by a vote of 6-0-1 with Member Breault abstaining.

Hearing: Landowner G&D LLC., Modify paving condition of Pinsly Manor §500 Site Plan

Nick Donza appeared before the Board seeking §500 Site Development Plan Approval to modify project conditions regarding when paving is required for the Pinsly Manor housing development on parcel 21-080 at 99 Brooklyn Street in the §250 Medium Density Residential Zone. Mr. Donza said that he hoped to pave the first 50 feet of his roadway and patch Brooklyn Street this year and then pave everything else in spring. Mr. Thomas said that paving the base coat for the entire subdivision was a condition of approval before zoning permits were to be released. Mr. Donza said that he would like to construct the property manager's garage and four duplexes this winter and then pave the base coat of the roadway in the spring before the four duplexes are occupied. Chair Nolan said that such a change sounded reasonable. Member Wiltshire moved to modify condition 21 of the Pinsly Manor approval as proposed to allow the base coat of pavement on Pinsly Manor to be paved after zoning permits for the garage and four duplexes are released, but prior to occupancy of these structures. The motion was affirmed by vote of 7 to 0

Hearing: Little Fuel add §481 Bulk Fuel Storage to Gallery Ln, §500 Site Plan & §630 CU

Peter Bourne and Geoff Jackson appeared before the Board to request §500 Site Development Plan Approval and §630 Conditional Use to add the §481 Bulk Storage of Fuel use to land owned by At Last Properties LLC at 133 Gallery Lane on parcel 20-001 which is located in both the §210 Commercial Zone & the §230 Industrial Zone. Mr. Bourne said that he would like to move the 30,000 gallon propane fuel tank the Board previously permitted for the Little Fuel Co. on Route 100 to Mr. Jackson's property on Gallery Lane. Mr. Jackson said there are currently seven on-site fuel tanks on his property that could be consolidated by this proposed 30,000 gallon tank. Mr. Bourne said that this tank will largely be used in the winter for fueling fuel trucks from 2 to 6 times per day. He added that the tank, as proposed, will be landscaped and hidden. Mr. Thomas clarified that the zoning for this parcel was still Industrial and that the proposed Bulk Storage of Fuel use was conditionally allowed therein. Member Irwin moved to approve the project as proposed by a vote of 7 to 0.

Hearing: Whittemore 2 lot subdivision, Needles Eye Rd, §750 Final Plat Approval

Landowners Dean & Fonda Whittemore appeared before the Board to request §750 Final Plat approval to create a new subdivision lot on Needle's Eye Road from parcel 07-263 in the §260 Rural Residential Zone. Mr. Thomas said that the proposed subdivision lot was compliant with the bylaws, but noted that any approval should be conditioned upon receiving the WW permit from the State prior to the recording of the subdivision permit. Mr. Thomas explained that due to the Cadys falls water line construction, it was not known if the new lot will be provided water by well or by Morrisville Water & Light. Mr. Thomas also noted that the Town Road Foreman asked for a condition on the subdivision that required the new lot owner to maintain a clear sight distance from the new driveway onto Needle's Eye Road. Abutting property owner Brian Forest asked a question about the septic. It was explained to Mr. Forest that the septic was the responsibility of the State and the Town had no control over it. Member Irwin moved to approve the subdivision as proposed with the two conditions requested by Town staff. The motion was affirmed by vote of 7 to 0.

Hearing: Benoit LeRiche 3 lot subdivision, Farr Ave, §750 Final Plat Approval

Surveyor Allen Newton appeared before the Board on behalf of landowner Benoit LeRiche (Trustee) who was seeking §750 Final Plat approval to create two new subdivision lots on Farr Avenue from parcel 13-032 in the §235 Special Use / Medical Zone. Mr. Thomas said that this was a very simple subdivision request and that the house on the new lot was already under construction. He added that all state permits for the project were in hand. Mr. Thomas further explained that the subdivision put the existing trailer on its own lot. Member Irwin moved to approve the subdivision as proposed. The motion was affirmed by vote of 7 to 0.

Hearing: Monty LaMare, add restaurant use to Jersey Hts, §500 Site Plan & §630 CU

Applicant Pirom Ratanapraturun appeared before the Board seeking §630 Conditional Use & §500 Site Development Plan Approval to add the Restaurant Use to parcel 07-327 within the existing building owned by Monty LaMare at 556 Jersey Heights in the §265 Lower Village Gateway Commercial Zone. Mr. LeMare accompanied his prospective tenant and said the proposed restaurant required no exterior changes to the building and it would simply occupy the rear 600 ft.² thereof. Mr. Thomas went through the site plan and explained that the proposal included three tables inside and three tables outside, but the new Thai restaurant was mostly proposed as a takeout food operation. Member Allen asked about proposed hours of operation. Mr. Ratanapraturun said that he would operate from 11 AM to 9:30 PM seven days a week. Member Wiltshire moved to add the restaurant use to parcel 07-327 as proposed. The motion was affirmed by a vote of 7 to 0.

The meeting adjourned at approximately 8:30 P.M.

Respectfully submitted by Todd Thomas, Zoning Administrator.