

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of July 22, 2010

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan (Chair), Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Ron Stancliff

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: Dan Lindley (Town Administrator), Matt Nadeau for Rock Art Brewery LLC and residents: Robert Budliger, Sheila Rysz, France & Gilles Paquette

Member Nolan called the public meeting to order at 7:32 PM. Member Breault moved to approve the minutes of the July 8, 2010 meeting as presented. The motion was affirmed by a vote of 7-0.

WARNED HEARING: Rock Art Brewery LLC Conditional Use and Site Plan Approval

Matt Nadeau presented the application of Rock Art Brewery LLC for Conditional Use and Site Development Plan Approval to construct 2 grain silos and an 80 x 125 warehouse building to house a brewery and to also conduct retail sales and restaurant food service for a 30 seat pub in the existing building on the property (tax map 07-325) owned by REK Holdings. Chair Nolan said that the application was to be reviewed under §265 Lower Village Gateway Commercial, §269.2 Specific Requirements, §500 Site Development Plan Approval and §630 Conditional Use of the Town's Zoning and Subdivision Bylaws (the Bylaws). Member Trudell asked where the pub would be located and about the size of the silos. Mr. Nadeau replied that the pub would be located in the existing Lamoille County Planning Commission building and the silos would be less than 35 feet tall. Mr. Nadeau added that the warehouse building would be connected to the pub by a small enclosed breezeway that would likely house restroom facilities. Member Allen asked about proposed operating hours for the pub. Mr. Nadeau replied that he envisioned a 10 P.M. closing time and had no plans for late night service. Mr. Nadeau said that the warehouse building would likely be pre-engineered, but might be 37 feet tall. Member Nolan and Member Trudell said that building height should not be an issue for this application, as the Bylaws calculate the height measurement as the average height between the eaves and the ridge of the roof. Member Trudell asked about brewery employees. Mr. Nadeau replied that he had nine employees now, but hoped to add more as the business grows.

Mr. Nadeau said that he may have to appear before the Board for a slightly modified site plan at a later date if State stormwater permit changes require it. He added that the project is currently less than one acre of impervious surface, but if stormwater changes bring the project over an acre, he would like to come back to add two additional parking spaces for customers. The ZA spoke about the proposed parking for the site. He said that the Bylaws would require nineteen total customer parking spots, but that it would be unfair to consider the retail (nine spots) and

pub (ten spots) parking requirements as being mutually exclusive. The ZA opined that the proposed parking scheme should be adequate for the proposed project. The ZA also said that the proposed site plan largely satisfies the LVGC zoning, provided that a pedestrian walking path was constructed from the front entrance of the building down to the proposed sidewalk along Route 100 being built by the Town and the State.

Chair Nolan opened up the discussion to public comments. Robert Budliger of 73 B6 Jersey Court said he thought the placement of a brewery contiguous to school property was inappropriate. He also said that the project concerned him in terms of traffic, pollution, sewer, water, environment, parking, air pollution and overall vision for the new LVGC zoning district. Mr. Nadeau relied that a brewery is a sustainable business that does not pollute and that he had operated in Town for over eight years without a complaint from his current neighbors. The ZA added that he received project impacts signoffs from Highway, Police and Fire. Member Trudell moved to recess the hearing and go into deliberative session. The motion was affirmed by a vote of 7-0.

In deliberative session, Member Allen said that she was concerned about seeing truck traffic at the rear of the brewery from the school and wanted appropriate landscaping conditioned as part of any approval. Member Wiltshire moved to approve Conditional Use and Site Development Plan Approval for the application, provided that screening is provided from the back left corner of the warehouse building, north to the bypass slope easement and the east along the slope easement to the opposite side property line, and that one, three and five years reviews of the project would be required per §635.10 of the Bylaws. The motion was affirmed by a vote of 7-0.

The meeting adjourned at approximately 9:30 PM.

Respectfully submitted,
Todd Thomas, ZA

Minutes approved on: August 12, 2010