

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

July 14, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan (Chair), Ron Stancliff & Jean Wickart

Members Absent: Paul Trudell & Chris Wiltshire

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: As noted within the minutes for each agenda item

Chair Nolan called the meeting to order at 7:30 PM. Member Allen moved to approve the May 12, 2011 meeting minutes. The motion was affirmed by a vote of 3-0, with Members Member Breault, Irwin & Stancliff abstaining. Member Breault moved to approve the May 26, 2011 meeting minutes. The motion was affirmed by a vote of 5-0, with Member Nolan abstaining.

WARNED HEARING: Demars Properties, 275 Brooklyn St, CU & SDPA

Chair Nolan read the hearing notice for the request of applicant Demars Properties LLC for §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct a 2,048sf storage building on parcel 21-087, which is located at 275 Brooklyn Street in the §220 Neighborhood Commercial and §250 Medium Density Residential zoning districts. ZA Thomas noted that the property, split by two zoning districts, would be reviewed in the §220 NC zoning district as a §435 Expansion of a Non-Conforming Use and a Business/Professional Office use. ZA Thomas noted that no additional parking was being proposed, as the square footage for the new building was being offset by the 2,677sf of dilapidated buildings being razed on the same site. Daniel Demars, representing the applicant, said that the application also included fully utilizing the existing Carriage House Building for storage under the §435 Expansion of a Non-Conforming Use request. He said that he hoped to include up to fifteen additional enclosed storage units therein. Member Allen asked about exterior lighting. Mr. Demars said that any new exterior lighting would be placed above the two new doors and be LED and down-shielded. Mr. Demars said that the height of the new building would be approximately 20 feet. Member Irwin moved to approve the applicant's application, provided that the decision's conditions include the standard zoning permit, lighting and state permit language. The motion was affirmed by a vote of 6-0. Also in attendance for the hearing were residents: Bette Rochette, Phil Rochette, Merrielle Fournier, Sylvia Lockhart, Joan Robinson, Sherry Morrison, Brice Simon & Roy Marble.

DISCUSSION: Allen Foss, 2915 & 2917 Laporte Road, §750 Review/Approval of Final Plat

Applicant Allen Foss and representative Roy Marble appeared before the Board seeking §750 Review and Approval of Final Plat for a minor 3 lot subdivision located at 2915 & 2917 Laporte Road on parcels 12-144 & 12-144-1. ZA Thomas described the permitting history for the subdivision, which included sketch plan approval and a Preliminary Plat approval on June 9, 2011. Mr. Foss said that he hoped to add a third lot to his property so he could sell his adjacent commercial building and build a new woodworking shop on the new parcel. He added that he planned to stay in his current residence located on the other existing lot. Member Allen asked

about the internal right-of-way shown on the plans. ZA Thomas responded that since all three lots have the required frontage on Laporte Rd, the internal right-of-way was not perceived to be a public matter for zoning purposes. ZA Thomas noted that the property line pins for the internal lot lines were noted as "to be set" on the Mylar. Chair Nolan said that the pins should be set for the mylar and prior to any construction beginning for the new woodworking shop on Lot 3. Member Irwin moved to accept the applicant's subdivision plans as stated, increasing the Foss property from 2 lots to 3 lots, provided that property line pins are set and shown on the revised mylar, with the mylar and the private road agreement submitted to the satisfaction of the Zoning Administrator prior to any zoning permits being issued for Development on lot 3. The motion was affirmed by a vote of 6-0.

DISCUSSION: Allen Foss, 2915 & 2917 Laporte Road, CU & SDPA

Applicant Allen Foss and representative Roy Marble remained before the Board, for the requested §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct a 2,640sf woodshop building on new lot 3 (created by the aforementioned subdivision approval from parcels 12-144 & 12-144-1 at 2915 & 2917 Laporte Road) in the §270 Airport Business and §310 Airport Hazard Area zoning districts. ZA Thomas noted that the application included a §275 waiver request for side setback relief on the southern edge of lot 3 and that the application should be reviewed under uses Business/Professional Office, Direct Sale of Goods Produced On-Site, Light Industry, Manufacturing and Wholesale Distribution. Member Irwin asked about lighting. Mr. Foss said that exterior lighting for the new building would be on a timer and down-shielded. Chair Nolan asked if the building could be turned to avoid the need for the side setback waiver. Mr. Foss said that it could not without the loss of a loading bay for large trucks. Member Allen asked about parking. Mr. Marble said that four parking spaces would be provided for the three employees of the new building. Member Nolan noted that the site plan should reference "waiver" and not "variance." Member Irwin moved to approve the requested §275 Waiver, §500 Site Development Plan Approval and a §630 Conditional Use allowance, provided that all new exterior lighting is down-shielded and that the site plan is amended to say waiver instead of variance. The motion was affirmed by a vote of 6-0.

DISCUSSION: JCOGS, 3400 Laporte Rd, Landscaping Plan Approval (Permit #2008-114)

Steve Berson representing the Jewish Community of Greater Stowe (JCOGS) appeared before the Board seeking approval of a landscaping plan before beginning cemetery construction, as required by condition #2 of Conditional Use permit 2008-014. The one page plan submitted was titled "CEMETERY LANDSCAPE PLAN OF THE JEWISH COMMUNITY OF GREATER STOWE" drawn by Cynthia Knauf Landscape Design, Inc. of Winooski. The Board discussed the proposed landscaping plan. ZA Thomas clarified with the Board that condition #1 of Conditional Use permit 2008-014 only applies to gravestones, and not other monuments like the proposed Holocaust Memorial shown on the landscape plan. Member Breault moved to approve the proposed landscape plan as satisfying condition #2 of Conditional Use permit 2008-014, thereby allowing the applicant to begin Development. The motion was affirmed by a vote of 6-0.

The meeting adjourned at approximately 8:30 PM.
Respectfully submitted, Todd Thomas, ZA