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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of July 13, 2000

Members Present: Tom Paine, David Silverman, Gary Nolan, Mary Brainard, and Theresa Breault.

Members Absent: Carol Jennings and Jean Wickart.

Guest: Sharon Green, David Vinick, John Staurt, Keith Thompson, Rett Sturman, Dan Douger, Jeanette Lepine, Gert Lepine, William Bronner, and Paul Bergeron.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of June 8, 2000, as written.
Mary seconded the motion and it passed unanimously.

WARNED HEARING, ROBERT WARDWELL 40' x 50' AIRPLANE HANGER, MORRISVILLE-STOWE AIRPORT.

Gary opened warned hearing and gave an overview of the application. The application is to be reviewed under Sections 260, 262.F, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Charles Burnham who represented the Applicant at the hearing.

Mr. Burnham gave an overview of the application. The proposed hanger will be located between the property line and an existing hanger. There will be no electric power, water, or septic in this building. The building will be the same colors as the existing hangers and the same height. The building is 40' X 50' steel building.

David made a motion to approve the application as presented with our standard conditions.

Tom seconded the motion and it passed unanimously.

WARNED HEARING, BRENT TOMLINSON, D/B/A TOMLINSON'S STORE, PERMIT AMENDMENTS 95-131, BRIDGE STREET.

Gary opened the hearing. The application is to be reviewed under Sections: 205, 206.a,

450-454, and 500-503.4 of the Morrisville/Morristown Zoning Subdivision Bylaws.

Theresa administered the sworn oath to Brent Tomlinson.

Mr. Tomlinson gave an overview. The building lights are now shielded, the parking lot lights have been removed. Richard Godfrey is working on the planter, Don Gillon will correct the sign lighting by August 31, 2000. The Recpath has not been finalized .

Ken will check with Rec Trails Committee next week.

Mr. Tomlinson said that wooden post with signs on all four sides will be installed shortly.

The Board will not require the rear section of the parking lot.

Tom made a motion to approve the application with as built plans, down shaded sign lighting, no paving in rear of parking lot, signs on four sides of posts, the planter is to be as close as possible to original plans and our standard conditions.

Theresa seconded the motion and it past unanimously.

WARNED HEARING, KEITH AND KATHY THOMPSON, 8' FRONT YARD SETBACK REQUEST FOR TWO 8' x 38' PORCHES, ELMORE MOUNTAIN ROAD.

Gary gave a overview of the application. The application will be reviewed under Sections: 260, 262f. and 264.1 of the Morrisville/Morristown Zoning and Subdivision Regulations. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Keith Thompson.

Mr. Thompson gave an overview of his proposed project. They wish to construct porches on two sides of his house, where porches once were located.

Theresa made a motion to approve the 8' waiver as presented with our standard conditions.

David seconded the motion and it was approved unanimously.

WARNED HEARING, STATE OF VERMONT AGENCY OF TRANSORTATION, 36' x 36' TWO BAY GARAGE, MORRISVILLE-STOWE AIRPORT.

Gary gave an overview of the application. The Application will be review un Sections: 210, 213.m, 210-318.1, 450-453, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Regulations. A site walk was done prior to the hearing.

Theresa administered the sworn oath to Roger Barry who represents the Applicant.

Mr. Barry gave an overview of the proposed project. The garage will used for storing sand on one side and the bucket loader and snow blower on the other side. The building will be a steel building of the same color as the other buildings on site. The building will have 3' concrete walls above the slab an then the metal building will set on the concrete walls. The building will be heated an have eclectic power inside. Two trees will be planted along Route 100 so break up the view of the proposed project.

David made a motion to approve the application with two compatible the trees to be plant to break up the view of the building.

Mary seconded the motion and it passed unanimously.

PRE HEARING RICHARD AND EDNA SNOW, TWO LOT SUBDIVISION, EARL GRAY ROAD.

Gary gave an overview of the application. The application will be reviewed under Sections: 700-870.1 of the Morrisville/Morristown Zoning and Subdivision bylaws. A site walk was conducted prior to tonight's hearing

Theresa administrated the sworn oath to Dick Snow. The Snow's own a 35.7 acres parcels that they propose to divided in a 10.1 and a 25.6 acres.

David made a motion that the application meets the town plan and that the Applicant provide at the warned hearing site plans that meet the requirements of the Zoning and Subdivision Bylaws.

Tom seconded the motion and it passed unanimously.

WARNED HEARING, DAVID VINICK AND SHARON GREEN, 18' x 24' CAR PORT AND STAIRS IN THE BACK TO ACCESS THE LOFT, STAGECOACH ROAD.

Gary gave an overview of the application. The application will be reviewed under Sections: 260, 262.f, and 264.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to David Vinick and Sharon Green.

Ms. Green gave an overview of the proposed project. They propose adding a carport enclosed on three sides, eastern wall of the existing garage, the north side, and east side. They also would like stairs to the loft above the existing garage. They are requesting a 15' rear setback waiver.

Gary read the comments from Ms. Besser who property line is 10' from their existing garage and the proposed carport and stairs. Ms. Besser has no objections to the proposed project.

David made a motion to grant the waiver with our standard conditions.

Tom seconded the notion and it passed unanimously.

WARNED PAUL BERGERION, 6 LOT SUBDIVISION, MUD CITY LOOP.

Gary gave an overview of the application. The application will be reviewed under Sections: 700-870.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Paul Bergerion and Bill Bronner, John Stuart, Gert Lepine, Dan Dougher, Rett Sturman and Jeanette Lepine.

Mr. Bergerion gave an updated overview of the application. They have put 5' contours on the site plan around the proposed house site. The have provided detailed septic design. The fire pond and dry hydrant are show on the site plans, as well as, they have had a licensed wetland specialist flag and mark the wetland and buffer on the site plan.

John Stuart went over the septic designs for five lots. Each of the five lots leach fields will be on lot four. Each lot will have its own septic tank and pump station. Each lot will have

drilled well.

Mr. Bergeron said that the road will follow the old logging road.

Ken went over his phone conversation with Patrick Monks from the State's Wetland Offices. Mr. Monks had not seen the plans, but was aware that the proposed development road went through a class 2 wetland buffer and just into a class 3 wetland. As a result the road will need a conditional use permit from the State. He said there was no guarantee that the conditional use permit would be approved or denied.

Gary asked questions about the wetland buffers

Dan Dougher asked about development on lot six.

Gary explained that at this time, no development is planned lot 6 and Mr. Bergeron would have to come back to get DRB approval to develop lot 6.

Mr. Dougher asked about the soils if they were suitable for septic disposal as the NRCS maps shows it a Berkshire soils.

Mr. Stuart said those maps are generalizations and where the disposal fields are located are Adams and Colton soils.

Mr. Dougher asked if they were better soils for septic systems.

Mr. Stuart said yes and all of the designs are for 3 bedroom homes.

David asked if they had considered any other access points.

Mr. Bergeron said no.

David asked if they we aware that the development road would have to be brought up to class III highway specifications.

Mr. Bergeron said yes.

Gert Lepine asked the DRB to walk the entire property.

David made a motion to go into deliberative session on this application.

Tom seconded the motion and it passed unanimously

Theresa made a motion to come out of deliberative session

Mary seconded the motion and it passed unanimously.

Theresa made a motion that we do a site walk of the entire property on July 26,2000 with a rain date of August 2, 2000.

Mr. Bergeron will be asked to allow the interested parties go on the site walk, no decision will be made on this application until after Mr. Bergeron get all state and federal permits that involve wetlands, their buffer area, and the development road as planned, the applicant shall submit road design and profiles with drainage plans, that show that water does not flow onto the town highway and that the water does not flow into the highway ditch and culvert system without upgrading the ditch and culverts.

Mary seconded the motion and it passed unanimously.

Other Business:

The Kuney's need to get a waiver to change and increase the size of their sheds.

Mr. Schramm phone calls to members on noise from children playing and airplanes should be

directed to the Select Board Office or the Zoning and Planning Office.

Theresa made a motion to adjourn the meeting at 9:45 PM
Gary seconded the motion and it passed unanimously

Respectfully submitted,
Kenneth J. Sweetser, Scribe.