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JUL 13 2001

**MORRISTOWN/MORRISVILLE**
**DEVELOPMENT REVIEW BOARD**
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Minutes of July 12, 2001

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Jean Wickart and David Silverman.

Members Absent: Tom Paine, Mary Brainard, and Paul Trudell.

Guest: David Williams, Bradley Piper, Daniel Donza, Penelope Gall, Michael Controneo, Marcia Marble, and Roy Marble.

The meeting was called to order at 7:37 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of June 14, 2001, as written.
David seconded the motion and it passed unanimously.

The following site walk were conducted prior to tonight's hearings: Daniel Donza property on Sterling Valley Road, Jennifer Manna property Congress and Union Streets, and Birch Hill Development Co property on Campbell Road and Randolph Road.

**WARNED HEARING, VINCENT PERRELLI AND PATRICIA BRESLEN, CONVERSION TO FOUR APARTMENTS AND MINIMUM LOT SIZE WAIVER, PARK STREET.**

Gary opened hearing and gave an overview of the application The application will be reviewed under Sections: 225, 228.f, 229.1, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Marcia Marble.

In 1989 Dr. Perreeli obtained a permit for two apartments and a doctor's office. After he closed the doctors office the house was converted to four apartments without obtaining permit. They would like to rectify this situation by getting all four apartments approve. They are 11% short of the minimum lot size requirement and are asking for the waiver. There is parking for 14 vehicles and only need 8 space for four apartments.

Theresa made a motion to approve this application with our standard conditions.
Jean seconded the motion and it was unanimously approved.

David noted for the record that it is preferred that people get their approval and permits before making any changes.

**WARNED HEARING, DANIEL DONZA, CORRECTING PERMIT VIOLATIONS, STERLING VALLEY ROAD.**

Gary opened the warned hearing and gave an overview of the application. The application will be reviewed under Sections: 260, 263.d, 435, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning and Planning Bylaws.

David recused himself from the hearing due to a conflict of interest and left the room.

Theresa administered the sworn oath to Daniel Donza, Roy Marble, and Penelope Gall.

Gary explained this application is to try to get permitting issues corrected and as built plans.

Mr. Marble went through each building. Building # 1 collapsed under the snow this winter and is being rebuilt, this building will be used for Mr. Donza auto body business and his office for this business and will have two apartments on second floor. Building # 2, which has Vermont Slate and Copper Services in this building, they will be vacating the building as soon as their new building is complete, this building will go back to being used for the auto body business, and they would like to get as built approval for the 8' X 8' addition. Building # 3, this was to be an addition to an existing building, the existing building collapsed when the addition was being built. The building is bigger than approved as it is now 34' X 66' 6" and they would like approval in its as built condition and have one apartment on second floor, a 4' X 34 enclosed stair well, and a 10' X 32' deck.

The State permit for wastewater disposal is in the works, the driveway has been relocated to accommodate the new leach field, and the well is being relocated to meet the isolation distances. Mr. Donza would like to reinstall the copula on building # 1 this will be a couple of feet over the 35' limit.

Ms. Gall explained that her concerns are that noise, visual impact, and water quality. She would like some additional screening via trees.

Mr. Donza said that he would get together with her and plant trees to screen her property except where the leachfield is going to be located, and if she has problems with noise issues to call him and he will take care of it.

Theresa asked Mr. Donza if the deck could be relocated and what did he do with his hazardous waste?

Mr. Donza said he could not relocate the deck and he has very little hazardous waste and it is properly disposed of.

Mr. Donza said he will paint the buildings red before fall and the newest building should be painted in a couple of weeks and the other when the building is finished.

Carol asked about exterior lighting.

Mr. Donza said no pole mounted lights, only lights in stairwells and a light on the front of building that the tenants can turn on going from the parking area and they can turn it off at their

apartment, no all night lights

Theresa made a motion to recess the hearing to a deliberative session to immediately follow tonight's hearings.

Jean seconded the motion and it approved unanimously.

**WARNED HEARING, BRENT LAMBERT REVIEW OF HIS PERMIT FOR AUTO REPAIR, JERSEY HEIGHTS.**

Mr. Lambert failed to attend the meeting.

**WARNED HEARING, BRADLEY PIPER, REVIEW OF HIS PERMIT, ROUTE 15.**

Gary opened the hearing and gave an overview of the review.

Theresa administered the sworn oath to Mr. Piper.

Mr. Piper said that he has put in more fence and higher fencing to screen the business from the road and has moved the everything basically behind the fence.

The DRB noted how much better it has looked with everything behind the fence and with a taller fence.

Theresa moved to approve the review of the permit.

David seconded the motion and it passed unanimously.

**Other Business:**

Ken explained that he would be sending a letter to Leon Kinsley to get his home business under control.

The Deborah Griggs mobile home we have been trying to get moved for the past couple of years has been torn down and the metal is to be removed by the end of next week.

Appeal of North County Animal Leagues approval: Appeal number one has been dismissed since NCAL does not want to build in that location. Appeal number three was been thrown out by the Vermont Supreme Court. Appeal number two is the only active one and Ken met with the town attorney and filed all the required documents with the court and parties.

Family Center, Daycare use: The Board will hear the application and may or may not approve the daycare. They suggest that the applicants a have tight controls as to maximum number of children, who can use the daycare, and limits on the time children will be in the daycare.

Jennifer Manna Chicken Coop: Ken explained that he has had several phone calls on the chickens. The earliest she could come before the DRB would be August 9th and the chickens will be gone by August 15th . The DRB instructed Ken to issue a temporary permit to August 15,

2001 and explain if she wishes to raise chicken another year she must obtain a permit from the DRB before getting chickens and she is to keep the fenced in area for the chicken and coop clean.

Birch Hill Subdivision: Ken explained they had done work before getting their permits. They have stopped since Ken's enforcement letter. They will be coming back before the DRB as they did not get the DRB signature and file mylars filed in time. The will need to get DRB approval again for the subdivision, because of Bainchi law.

Todd Shonio: He wishes to build a 30'X 70' pole barn to put his trucks, equipment, and supplies in. He is limited to a maximum of 25% of the floor space in all the building on the property. The DRB asked Ken to pull the file for their next meeting. It is thought that he is maxed out on allowable space. They will review the old application on August 09, 2001.

Kremelberg: Gary signed the maylar for the DRB.

David made a motion to adjourn the meeting 8:48 PM.
Jean seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.