

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of July 1, 2010

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

Members Absent: Ron Stancliff, Jean Wickart & Chris Wiltshire

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: Susi Benoit, Oliver Budde, Molly Clary, Ryan Clary, Dan Lindley (Town Administrator), Gary Mercy, Juliet O'Neil, Chuck Pepe, Jude Prashaw, Sam Ruggiano, Denise Trombley & Phil Young

Member Nolan called the public meeting to order at 7:35 PM. Member Breault moved to approve the minutes of the June 24, 2010 meeting as presented. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Site Plan and Conditional Use, 2930 Cote Hill Road

Chair Nolan introduced applicant Chuck Pepe's request for a Recreation Facility/Outdoor with ten rental cabins, storage barn / game room, cross-country skiing and hiking trails for a property located at 2930 Cote Hill Road, currently owned by Oliver Budde. The application was being heard under §260 RR/A, §500 Site Development Plan Approval and §630 Conditional Uses of the Morristown Zoning and Subdivision Bylaws. Chair Nolan noted for the record the site walk conducted at the property earlier in the evening by members of the Board. The applicant's Engineer, Sam Ruggiano, introduced the proposal and asked the Board to consider Conditional Use approval at the current meeting and Site Development Plan Approval at a later meeting. Engineer Ruggiano said that a maximum of ten rental cabins were being proposed for the site with low impact development and gravel driveways, serviced by wells and on-site performance based waste-water mound systems. He added that the project would require Act 250 approval and 1.5 acres of prime agricultural soil would be impacted, with the potential for on-site mitigation. Member Trudell confirmed that the cabins would be rented year-round. Member Allen confirmed that the on-site trail system would only be open to guests, and not the general public. Member Trudell confirmed that parking would be next to the respective cabins. Member Irwin pointed out that Cabin 10 is shown on the plans without a water source. Engineer Ruggiano said this would be corrected for the next meeting. Member Trudell confirmed that the proposed barn / game room would not be open to the general public. Member Trudell asked about lighting. Engineer Ruggiano suggested that the only lighting would be mounted on each cabin. Engineer Ruggiano also confirmed that power for the cabins would be delivered underground. Member Allen confirmed that the build-out of the project would be phased based on its financial success.

When asked about the existing residence, applicant Chuck Pepe said that the house would serve

as a welcome center and would not be his primary residence. He added that the cabins would be built on slabs and be approximately 700sf to 1,000sf large. Mr. Pepe said that his target clientele was families. Resident Gary Mercy said that the proposal concerned him in the areas of privacy, water supply, property taxes and policing. Engineer Ruggiano replied that directional signage would be supplied during the Site Plan Development Approval process. Resident Juliet O'Neil said that she is concerned about hunting. Mr. Pepe replied that no hunting or snowmobiles would be allowed on the premises, other than for his own personal use. Ms. O'Neil said she was concerned about control and maintenance of the property without Mr. Pepe being there fulltime. There was also a concern expressed about the narrow bridge at the beginning of Cote Hill Road. Residents Molly and Ryan Clary asked for view considerations regarding the location of the storage barn / game room. Mr. Pepe said that he would be willing to move this structure to accommodate their view corridor.

Engineer Ruggiano asked the Board if §510 PUD approval would be needed to permit the development. By consensus, the Board did not think this approval was needed and classified the use as a Recreational Facility Outdoor. Engineer Ruggiano asked the Board for §630 Conditional Use approval for the proposed Recreational Facility/Outdoor use, provided that he return later for §500 Site Development Plan Approval once the required documentation could be provided. Member Trudell moved to grant §630 Condition Use for the project as presented as a Recreational Facility/Outdoor for 10 cabins. The motion was affirmed by a vote of 5-0.

The meeting adjourned at 8:45 PM.

Respectfully submitted,
Todd Thomas, Recorder

Minutes approved on: July 8, 2010