Morristown/Morrisville Development Review Board
P.O. Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of 27 June 2018

Members Present: Karyn Allen, Theresa Breault (alternate), John Gloss, Susanna Guthmann, Gary Nolan (Chair), Laura Streets, Paul Trudell, and Chris Wiltshire
Members Absent: Andrew Strniste (alternate)
Staff: Todd Thomas, Zoning Administrator
Signed-in Guests: Scott Thompson, Sunny Brink, Gary Bourne, Marjorie Ward, Greg Vernet, and Robert Audet

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Breault moved to approve the June 13th meeting minutes. A vote of 6-0 affirmed the motion with Members Allen and Streets abstaining.

Hearing: 26 Union, §630 Cond. Use & §500 Site Plan, E=MC2 community center (Bourne)
Sunny Brink appeared before the Board on behalf of applicant E=MC2 who was requesting §630 Conditional Use & §500 Site Plan Approval to repurpose the old village garage, owned by Gary Bourne, located at 26 Union Street, parcel 23-140, for a community center under the Recreation Facility use in the §250 Medium Density Residential Zone. Mr. Bourne said that he was using the Village garage for storage and he would now be upgrading it for the E=MC2 community center use. Mr. Bourne said that the community center would be on both floors of the right hand side of the garage. Mr. Brink explained that the community center would be designed to handle 25-30 people at a time and it would be run by the E=MC2 Board and paid/trained staff. He added that in addition to a teen center, that the building would be used as a meeting room for community groups. Member Trudell asked about hours of operation. After some discussion, it was decided that the hours of operation would be from 8AM to 10PM Monday through Friday and 9AM to 10PM on Saturdays. It was also decided that outdoor activities would end at dusk. Member Laura Streets, who recused herself from this discussion, said that she was helping with the E=MC2 website and marketing. Scott Thompson and Marjorie Ward say that they supported the project. Ms. Ward asked that gates be added to the sides of the garage to limit access to the small space behind it. Mr. Bourne said that he was amenable to that being a condition of approval. Member Trudell suggesting applying the Board's 1, 3, & 5 year review condition on any approval, given the host residential neighborhood. Member Allen said that she would like a notice posted inside the door to E=MC2 that directed overflow parking to the library park-and-ride lot. It was also suggested that a bike rack be added to the property as a condition of approval. Member Trudell moved to approve the project with the aforementioned conditions of approval. The motion was affirmed by a vote of 7-0.

Hearing: 29 Bridge St, §630 CU & §500 Site Plan for law office conversion (LH&A Realty)
Robert Audet was present representing LH&A Realty for the continued request for §630 Conditional Use & §500 Site Plan Approval to convert the ground floor offices of Sargent Law, at 29 Bridge St, parcel 21-049, into an additional residential apartment contrary to §209.3e of §205 Central Business Zone. Mr. Thomas said that he had finally contacted the surveyor, who said that a survey could be submitted and recorded in the following days. Member Trudell said

that he thinks this front apartment should remain as a commercial space. Mr. Audet described that the center loadbearing wall made the new front apartment choppy and problematic for commercial use. The Board asked Mr. Audet and LH&A Realty for a copy of the lease for the front apartment. The Board debated if LH&A Realty should be forced to remove the tenant now or after the expiration of the lease. Member Guthmann said that the tenant was an innocent party in this situation. Member Wiltshire moved to continue this hearing in Deliberative Session. That motion was affirmed by a vote to 7-0. At the conclusion of the night's Deliberative Session discussion, Member Trudell moved to recess this hearing until the Board's next meeting on 25 July at 6:30 P.M. to allow time for submittal and recording of the survey and the submittal of the aforementioned lease for the apartment occupying the storefront window space. A vote of 7-0 affirmed the motion.

The meeting adjourned at 8:00 P.M. - Respectfully submitted by Zoning Administrator Thomas