

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of June 27, 2002

Members Present: Gary Nolan, Carol Jennings, David Silverman, Theresa Breault, Paul Trudell, Carl Fortune

Members Absent: Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Jane Clark, Holly Long, Matt Alley, Scott & Kathy Chaffee

Gary Nolan, Chair, called the meeting to order at 7:30 PM.

Theresa made a motion to approve the minutes of June 13, 2002, as written.
Carol seconded the motion and it passed unanimously.

**WARNED SUBDIVISION HEARING: SELINA ROONEY & MATTHEW ALLEY,
TWO LOT SUBDIVISION, TINE MCKEE RD.**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 730-790 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A pre-application hearing was held on June 13, 2002 and a site walk of the property, attended by four board members and the zoning administrator, preceded the hearing. Theresa administered the sworn oath to Matthew Alley.

Matt Alley reviewed the application. Matthew Alley and Selina Rooney propose to subdivide 3.25 acres off the 297.6-acre parcel owned by David and Charlene Rooney on Tine McKee Road, off Mud City Loop. Mr Alley requested that the application be amended to state that the new lot will be 3.25 acres, vice the original 2.72 acres, owing to it having been re-surveyed. The current survey and topographical maps were presented for review. The mylar plat to be presented to the DRB for final approval will reflect the new survey data. The state subdivision permit is pending.

Noting the heavy downpour during the site walk and the resulting soil run-off, David emphasized that a condition of approval would be that standard erosion control procedures be used when developing the new parcel.

David made a motion to approve the amended application with standard conditions.
Carol seconded the motion and it passed unanimously.

WARNED SUBDIVISION HEARING: IRENE & MATTHEW BROMSON, TWO LOT SUBDIVISION, WALTON ROAD

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 730-790 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A pre-application hearing was held on June 13, 2002 and a site walk of the property, attended by four board members and the zoning administrator, preceded the hearing. Theresa administered the sworn oath to Holly Long, representing the applicants.

The Bromsons propose to subdivide their 10.7-acre parcel on Walton Road into two lots of 2.25 and 8.45 acres, respectively. Both lots would be developed for single family homes and would share a common septic system. The state subdivision permit (EC-5-3264) was approved on Dec 29, 1999.

David made a motion to approve the amended application with standard conditions. Paul seconded the motion and it passed unanimously.

WARNED SUBDIVISION HEARING, SCOTT & KATHY CHAFFEE, TWO LOT SUBDIVISION, UPPER MAIN STREET AND COPLEY AVENUE.

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 730-790 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A pre-application hearing was held on June 13, 2002 and a site walk of the property, attended by four board members and the zoning administrator, preceded the hearing. Theresa administered the sworn oath to Scott and Kathy Chaffee.

The Chaffees propose to subdivide their 18,000 square foot parcel, which lies between Upper Main Street and Copley Avenue behind the Graded School, into two lots of 8500 and 9420 square feet, respectively. The parcel is in the Mixed Mercantile-Residential zoning district. The existing house and garage is on the smaller of the two lots. The second lot would be used for a single-family residence. Both lots would be served by village water and sewer.

Gary noted that during the site walk, it was observed that the proposed boundary line between the existing house lot and the new lot did not meet the minimum rear setback requirement of fifteen feet. On the west end of the lot (next to the Graded School), the proposed property line was only two feet from the existing structure. On the east end, it was approximately ten feet from existing structures. The lot line between the old and new parcels would have to be adjusted to ensure that the setback requirement was met. This would result in an adjustment of the square footage of each lot, but both should still meet the minimum 8,000 square foot size.

Paul made a motion to approve the application with the condition that the final mylar plat show that the property line of the new lot complies with the setback requirement of fifteen feet from existing structures and all other standard conditions. Theresa seconded the motion and it passed unanimously.

**WARNED HEARING: CONDITIONAL USE, SIX-FOOT PRIVACY FENCE,
MICHAEL CHAUVIN, 365 BRIDGE STREET**

The Zoning Administrator advised that the applicant had withdrawn his request.

**WARNED HEARING: CONDITIONAL USE, SIX-FOOT PRIVACY FENCE, JANE
CLARK, 149 WILKINS ST**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 425 and 630-632 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Jane Clark.

Jane Clark wishes to erect a six-foot high stockade-style fence along the east side of her property at 149 Wilkins Street in the Medium Density Residential district. The fence will stop ten feet from the edge of the street. The purpose of the fence is to screen her property from her neighbor's property, where the owner has been piling up yard waste along the property line. Ms Clark indicated that she'd tried to get him to remove this waste, but he had some ongoing grievance with her and refused to do so.

David stated that Ms Clark needs to be sure that she locates the fence on her side of the boundary line to avoid any further problems with the neighbor.

Theresa moved to approve the application as presented. Paul seconded the motion and it was approved unanimously.

On a motion by Paul, seconded by Theresa, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Mark Leonard, Recorder