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MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

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Minutes of June 26, 2003

Members Present: Gary Nolan, David Silverman, Carol Jennings, Theresa Breault

Members Absent: Paul Trudell, Carl Fortune, Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Emmons Pirie, Kenneth Campbell, Sharon Rowell, Gary Greaves, Carroll Lawrence

Chairman Gary Nolan called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of June 12, 2003. Carol seconded the motion and it passed unanimously.

WARNED HEARING: ANNIS BLACK, LOT LINE ADJUSTMENT, 246 TROMBLEY HILL RD

Gary gave an overview of the application. The application will be reviewed under Sections 264 and 795 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Emmons Pirie, representing the applicant. Mr Pirie explained that they wanted to adjust the lot line boundaries of two adjoining properties owned by the applicant. The two lots are currently approximately 14.5 and 2.4 acres, respectively. Approximately two acres would transfer from the larger lot to the smaller lot, resulting in parcels of 12.4 and 4.4 acres. Both lots would exceed the minimum lot size and road frontage requirements in the bylaws.

David moved, and Theresa seconded, to approve the application as presented. The motion passed unanimously.

WARNED HEARING: WINONA CAMPBELL ESTATE, 2-LOT SUBDIVISION, RANDOLPH RD

Gary gave an overview of the application. The application will be reviewed under Sections 264, 740, 780 and 810 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A pre-application review of the plan was held on June 12, 2003. Theresa administered the sworn oath to Kenneth Campbell, executor of the estate of the late Winona Campbell.

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The Winona Campbell estate is proposing to subdivide a 70-acre parcel on the corner of Randolph Road and Stancliff Road into two lots. The parcel currently has a single family house, several accessory buildings, and open farm land. Lot 1, with the house and accessory buildings along Randolph Road, would be 10 acres; lot 2, consisting of open farm land, would be approximately 60 acres. Ken Campbell stated that his daughter and her husband would own the larger parcel and have no plans to subdivide or build on it.

David moved, and Carol seconded, to approve the application as presented. The motion passed unanimously.

OTHER BUSINESS:

Sharon Rowell and Gary Greaves, representing the Greaves Farm Corporation, appeared for a pre-application review of a proposal to subdivide a 10.6-acre parcel along Washington Highway, across from Copley Terrace and Copley Manor. Carol moved, and Theresa seconded, that the proposal conforms to the requirements of the town plan. The motion was approved unanimously.

Carroll Lawrence appeared for a pre-application review of a proposal to subdivide a 10.6-acre parcel along Stagecoach Road into three lots of 5.5, 2.8, and 2.4 acres, respectively. David moved, and Theresa seconded, that the proposal conforms to the requirements of the town plan. The motion was approved unanimously.

On a motion by David, seconded by Carol, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Mark Leonard, Recorder