

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

Meeting Minutes of 24 June 2020

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, and Chris Wiltshire

Members Absent: Mary Ann Wilson

Staff: Todd Thomas, Zoning Administrator

Guests: Engineer Tyler Mumley, Conservation Commission Chair Ron Stancliff, Thea Alvin, Tyler Machia, Chris Hendon, Mike and Peter Bourne.

Call to Order: Chair Nolan called the meeting to order at approximately 6:00 PM.

Minutes: Member Trudell moved to approve the May 27th meeting minutes. A vote of 5-0-1 affirmed the motion, with Member Streets abstaining.

Hearing: 21 Munson Ave, conditional use & site plan approval (MOWLC)

Chair Nolan recused himself from the hearing because he was an abutter to this project. Engineer Tyler Mumley appeared before the Board representing applicant Meals on Wheels of Lamoille County, who was requesting §630 Conditional Use and §500 Site Plan Approval to relocate its community facility and restaurant uses to the existing building at 21 Munson Ave, owned by NA Manosh Inc., Parcel 20-038, in the Commercial Zone. Engineer Mumley spoke to the proposal for a new parking lot to the rear/west side of the building designed to accommodate employee parking. Moving the employee parking to the rear would, according to Mr. Mumley, open up enough parking in the front of 21 Munson Avenue to accommodate customer parking on weekdays when Meals on Wheels would serve lunch at this location. Zoning Administrator Thomas said that he spoke to the Executive Director of Meals on Wheels, and she expects no more than 10 customer cars per day for lunch. Mr. Mumley said that the Meals on Wheels, plus the two adjacent commercial suites, require 30.5 parking spaces per the zoning bylaw, and 32 spaces were being provided. Member LeBlanc questioned if food delivery trucks would be able to get to the rear of the building. Member Streets suggested that trucks access the rear of the building via the carwash driveway on Brooklyn Street. Upon a question from Member Wiltshire, Mr. Mumley said that all new lighting on the property would be down-lit and compliant with the zoning bylaws. The Board discussed landscaping. It was decided that a short fruit tree should be added near where the power lines come into the property – adjacent to the northeast corner of the building. It was also decided that some pavement should be removed and a tree or bush should be added adjacent to where the sidewalk meets the middle row of parking. Upon a question by Member Wiltshire, it was decided that trash, recycling, and compost would be placed to the rear of the building and be screened from roadside views. The Board also required a change to the handicap parking striping so that an additional handicapped space could easily be added if there was demand for it. Member Trudell moved to approve the project with the standard and aforementioned conditions of approval. A vote of 6-0 affirmed the motion.

Hearing: Anderson & Dinky Lanes, conservation subdivision (Little Fuel Co.)

Chair Nolan recused himself from the hearing because he was helping the applicant develop the property. Engineer Tyler Mumley, along with Mike & Peter Bourne, appeared before the Board representing applicant/landowner Little Fuel Co. LLC, who was requesting §750 Final Plat Approval in the Rural Residential Agricultural Zone for a §510 Conservation Subdivision that creates 9 new parcels from 16 acre Parcel 12-117, 8 of which will be for new single-family

homes, and the 9th Parcel (12-117) will be 8 acres of permanently protected open space. Engineer Mumley explained that the proposed subdivision would utilize the existing driveway from Meadow Drive to the vacant farmhouse with an address of 1569 LaPorte Road. The existing driveway would be widened so as to meet Town Road requirements, with 20 foot wide gravel lanes, along with 2 foot wide grassed shoulders on each side of the road. The subdivision would provide for 8 new house lots, along with a lot for the existing farmhouse, and 7.7 acres of permanently protected open space. Member LeBlanc asked about stormwater. Engineer Mumley said that a State stormwater permit would not be needed for this site. Member LeBlanc said that she did not understand how the 30 foot wide open space easement around the homes would work. She also questioned how the public would access the larger open space area on the west. Neighboring landowner Thea Alvin encouraged the use of the old logging road that runs east-west across the site for accessing the open space, along with Ryder Brook which is located along the western boundary of the property. Zoning Administrator Thomas relayed comments from Morrisville Water & Light that the transmission lines through the site would not be moved, that no structures, septic, and wells would be allowed under the transmission lines, and that there was a desire for the homeowner's association to be required to keep the 50 foot easement area under the transmission lines mowed at least once a year. Mr. Thomas explained that even though Anderson Lane and Dinky Lane would be would put up for Town road acceptance, there would indeed have to be a homeowners association to maintain the roads in the interim. Abutting property owner Tyler Machia asked if the section of Meadow Drive that would be used to access the subdivision would also be upgraded to Town Road standards when the new roads were built. He also asked for a wider planted buffer than the 30 feet proposed between the rear of his house site to the new subdivision lots on Dinky Lane. Conservation Commission Chair Ron Stancliff said that too many lots were proposed, and that he was concerned with the close proximity of house sites to the transmission lines. Neighboring landowner Chris Hendon asked the Board to consider requiring the applicant to upgrade the entire length of Meadow Drive when the new roads were built so they could all be accepted by the Town at the same time. Thea Alvin expressed concerns about added traffic on Meadow Drive in relation to her adjacent free-range farm animals. Member LeBlanc moved to continue the discussion in Deliberative Session. A vote of 6-0 affirmed the motion. At the conclusion of the Deliberative Session discussion, Mr. Thomas was instructed to ask the applicant to redesign the 30 foot wide buffer strip around the subdivision lots, and to mark the property for a site walk that would take place on Tuesday June 30th at 5:30pm, with Deliberative Session resuming directly thereafter. A vote of 6-0 affirmed the motion.

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