

Morristown/Morrisville Development Review Board
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Meeting Minutes of June 22, 2017

Members Present: Karyn Allen, Brian Irwin, John Gloss, Gary Nolan (Chair), Andrew Strniste (alternate) & Paul Trudell

Members Absent: Susanna Guthmann & Chris Wiltshire

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Jeff Jackson, Julie Gaboriault, Ron Stancliff, Edward Lambert, Max Paine, Chris Bartlett, Elise Limoge, Zane Burke, Amy Gates, Richard Keith, Sandra & Rick Loya.

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:33 PM. Member Trudell moved to approve the April 27th meeting minutes. The motion was affirmed by a vote of 4-0-2 with Members Irwin & Strniste abstaining.

Hearing: Randolph & Stancliff Roads, §750 Final Plat 3-lot subdivision (Palermo)

Applicants/landowners Terri & Christopher Palermo appeared before the Development Review Board requesting §750 Final Plat Approval to create an 8.9 acre lot on Randolph Road and a 2 acre lot on Stancliff Road from 57.3 acre parcel 16-129 located on the corner of those roads in the §260 Rural Residential Agricultural Zone. Terri Palermo said that the 2 acre lot on Stancliff road would be given to his son and that his wife and he plan to build a retirement home in a few years elsewhere on the property. Zoning Administrator Thomas said that the proposed subdivision lots meets the Town's zoning requirements and that the State WW permits were already in-hand. Ron Stancliff, whose family farm abuts the western property line of the Palermo lands, took issue with the fence corners not being called out on the proposed subdivision plan. Member Strniste replied that the Board's charge was to ensure that the new lots being created met the zoning requirements. He added that the western fence corners in question were not involved with either of the two new lots being created. Member Irwin moved to approve the subdivision as proposed. The motion was affirmed by a vote of 6-0.

Hearing: 17 Fairwood Heights, §750 Final Plat 3-lot subdivision (Harbor Holdings)

Applicant/landowner Harbor Holdings LLC appeared before the Board requesting §750 Final Plat Approval to subdivide two 6,500 ft² +/- lots from 0.5 acre parcel 24-082 located at 17 Fairwood Heights in the §250 Medium Density Residential Zone. Jeff Jackson spoke on behalf of Harbor Holdings and said the impetus to create the two building lots was the pending the zoning change that could require a 10,000 ft² minimum lot size. Mr. Thomas said that the subdivision needs to be conditioned on receipt of State WW permits for the connection to the sewer plant. The Piper Family, who is located across the street from proposed Lot 3, said that this proposed lot was not buildable without a lot of fill. Member Gloss moved to recess the hearing to conduct a site walk of the proposed subdivision. The motion was approved by a vote of 6-0. After conducting a brief site walk of the property, Member Trudell moved to approve the subdivision as proposed, provided that the driveway for lot 3 be moved to the other end of Fairwood Heights (by the common property line with Hale) and that the maple tree in this area not be damaged by the new driveway. The motion was approved by a vote of 6-0.

Hearing: Paine Ave, §500 Site Plan & §630 Cond. Use for multi-family (Harbor Holdings)

Applicant/landowner Harbor Holdings LLC appeared before the Board requesting §630 Conditional Use & §500 Site Development Plan Approval for a Dwelling Unit Multi-Family use of parcel 24-064-1 to add 3 new dwelling units to the existing single family home located at 115 Paine Avenue in the §250 Medium Density Residential Zone. Jeff Jackson presented his project to the Board on behalf of Harbor Holdings LLC. Mr. Jackson said that he was looking to preserve the development rights of this Paine Avenue parcel via submitting this multi-family application before the zoning change took effect. Mr. Thomas explained that the project was submitted before the zoning change that would eliminate any possibility of creating more multi-family use in this neighborhood. Mr. Thomas clarified that the application was really only for two additional dwelling units (the new duplex structure shown on the site plan) since he had just approved a permit that added a basement apartment within the existing single-family home at 115 Paine Avenue. Chair Nolan said that he believes the topography is challenging where the new duplex structure was proposed so a site plan that showed contours and wetlands was warranted. Police Chief Richard Keith said that the developer should be required to add a sidewalk to Paine Avenue as part of any approval of a multi-family project due to the high volume of pedestrians in this neighborhood. Mr. Thomas read abutter letters into the record from Irene Wilkins and Patricia Thompson expressing opposition to the project. Various other neighbors in attendance uniformly expressed opposition to the proposed project. Member Trudell moved to recess the hearing until August 9th to allow time for an improved site plan to be submitted that showed, contours, wetlands, existing treelines and large trees, and for the Board to conduct a site walk of the property immediately following this vote. The motion was affirmed by vote of 6-0.

The meeting adjourned at 8:45 P.M. - Respectfully submitted by Zoning Administrator Thomas