

Morristown/Morrisville Development Review Board
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Meeting Minutes of 13 June 2018

Members Present: Members Theresa Breault (alternate), John Gloss, Susanna Guthmann, Gary Nolan (Chair), Laura Streets, Paul Trudell, and Chris Wiltshire

Members Absent: Karyn Allen and Andrew Strniste (alternate)

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Conservation Commission Chair Ron Stancliff, Stephen Greaves, Graham Mink, Scott Thompson, Kieran Fitzsimmons, Brad Allen, Peggy Smith, Sean Folley, Attorney Jim Mahoney, Sharon and Bill Rowell

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Trudell moved to approve the March 14th meeting minutes. A vote of 6-0 affirmed the motion with Members Gloss and Breault abstaining. Member Trudell moved to approve the April 25th meeting minutes. A vote of 6-0 affirmed the motion with Members Wiltshire and Breault abstaining.

Hearing: 217 Bridge St, §500 Site Plan Approval of a 9 unit apt. building (243 Bridge LLC)

Graham Mink appeared before the Board on behalf of applicant/landowner 243 Bridge LLC who was requesting §500 Site Plan Approval to modify existing permit (#2018-001), which was for a 9 unit apartment building at 217 Bridge Street, located on parcels 21-060 & 21-061-1, in the §205 Central Business Zone. Member Trudell recused himself from the hearing because he drew the architectural and landscaping plans for this project. Mr. Mink said that he was looking to amend the permit for a 9 unit apartment building granted to the previous landowner Paul Rawson. The amendment would not change the number of units, but would simply move the building to the rear of the lot – adjacent to the already under construction 9 unit apartment building (which the new building, by condition, would be identical to). Mr. Mink said that the location of the building on this lot that was razed within the last year may be built upon in the future. Mr. Mink added that he could envision a 7 or 8 unit apartment building there with some commercial space constructed up adjacent to Bridge Street sidewalk. Zoning Administrator Thomas said that this future building is really required by the downtown zoning bylaws in order for the currently proposed apartment building sited in the rear of the lot to not require a Waiver or Conditional Use approval. Mr. Thomas distributed abutter comments from DRB Member Karyn Allen who lives at 233 Bridge Street (which shares a parking lot with the under construction and proposed 9 unit apartment buildings). Ms. Allen, expressed in her letter that she was concerned about parking availability and the physical condition of the parking lot, which she asked to be paved instead of gravel. Mr. Mink said that 217 Bridge LLC was providing ample parking, with 32 parking spots being provided versus the 16 parking spots required by the zoning bylaw. Mr. Mink pointed out that of the 21 units on this corner of Bridge Street, 13 of them are only one-bedroom apartments. Chair Nolan said that he thought it was important under the town's zoning that something ended up getting built in place of the house that was torn down, keeping with the settlement pattern of Bridge Street. Mr. Mink said that he envisioned a two-story building in this location with a walk-out basement. Chair Nolan asked if there would be a forthcoming subdivision or lot line change request as the proposed building crossed an internal

lot line. Mr. Thomas said that requiring a lot line change or subdivision application would be a condition of approval to address this issue. The Board discussed if paving of the parking lot should be required before or after the 3rd building up by the road is constructed. Member Streets said she was concerned about snow removal versus parking availability. Mr. Thomas said he would add the Board's standard commercial property condition allowing the Zoning Administrator to compel snow removal if a parking problem is created by on-site snow storage. Member Gloss questioned if a site walk was needed. Member Wiltshire moved to continue the discussion in Deliberative Session. That motion was approved by a vote of 6-0. Returning from Deliberative Session, Member Wiltshire moved to approve the project with the aforementioned conditions provided that the parking lot is paved with a base-coat and striped prior to occupancy of the proposed 9-unit apartment building, and that the foundation must be complete and framing started for the third apartment building located adjacent to Bridge Street prior to Halloween of 2021. The motion was approved by a vote of 6-0.

Hearing: Washington Highway, 5 lot Conservation Subdivision (Greaves Farms Corp.)

Applicant/landowner Greaves Farms Corp. appeared before the Board requesting \$750 Final Plat Approval for a five lot §510 Conservation Subdivision of parcels 08-002 & 13-033 located on Washington Highway in the §260 Rural Residential Agricultural Zone. Member Gloss recused himself from the proceeding because he lives on parcel 08-002. Attorney Jim Mahoney presented the project to the Board. He said that the subdivision plans were largely unchanged since the Board granted this project its preliminary plat approval. He added that these subdivision lots recently received State WW permits (on-site septic and municipal water via a private water line). Stephen Greaves said that he is concerned about maintaining access to the current village water supply at his mother's house (Esther Greaves at 893 Washington Highway). The applicant assured Mr. Greaves that this would be done. The Board and Sharon Greaves discussed proposed Condition #10 on the draft subdivision approval, which specified a minimum amount of public parking on the open space parcel. Sharon Greaves also wanted this parking lot to be small and non-smoking. Zoning Administrator Thomas said that the no-smoking piece was outside the scope of land use. The Board ultimately agreed to modify the condition so only two public parking spots were allowed and these spots were to be signed by others or the Conservation Commission as non-smoking. Member Trudell moved to grant final plat approval to the Greaves Conservation Subdivision Final Plat with the Board's standard conditions, as well as the aforementioned changes to Condition #10. The motion was affirmed by a vote of 6-0.

Hearing: Small Farm Road, Modify road construction conditions (Pensco and Folley)

Peggy Smith for Pensco Trust and Sean Folley appeared before the Board requesting to modify Condition #1 of subdivision permits 2006-129 & 2009-003 so that the development road (Small Farm Road) to subdivided parcels 16-134 & 16-135 can remain private and not be built to Town road standards. Mr. Thomas explained that he was unwilling to grant permits for any new houses on Small Farm Road until the road construction conditions were modified or until the road was improved to Town Road standards (as currently required). Ms. Smith said that she did not want to build, maintain, or look at a 26 foot wide road. She said that she and Mr. Folley were happy to agree to keep this road private in perpetuity in exchange for only having to meet the Town's new standards for private roads (16 feet in width). Member Trudell asked how many houses this road would serve. Ms. Smith said that it would serve 6 houses. The Board discussed that they would

like to condition any approval to ensure that the Fire Chief found the existing road to be adequate. Mr. Thomas said he would do as such. Member Wiltshire moved to modify Condition #1 of subdivision permits 2006-129 & 2009-003 so that Small Farm Road can remain private and not be built to Town road standard provided that that road be made to meet the 16 foot wide current standard for private roads, that the exiting road is approved by the Fire Chief for access, that the road not be put up for acceptance unless it is brought up to the then current town road standards for rural public roads, and that this private road covenant be approved by the Zoning Administrator and recorded in the Land Records prior to the issuance of any new house permits on this road. 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)

Mr. Thomas explained that the application of landowner LH&A Realty 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 needed to be continue due to problems contacting the surveyor and the recent health issues of Robert Audet Sr. Upon a motion made by Member Trudell, the hearing was recessed until 27 June at 6:30 P.M. to allow time for submittal of the site plan and a copy of the lease for the apartment occupying the storefront window space. A vote of 7-0 affirmed the motion.

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

