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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of June 13, 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: Ann Martin, Eric Beckstrom, Holly Long, Matt Alley, Scott & Kathy Chaffee, Richard Sargent, Allen Foss

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

Theresa made a motion to approve the minutes of May 23, 2002, as written.

Jean seconded the motion and it passed unanimously.

RECESSED WARNED HEARING: CONDITIONAL USE, BUSINESS/PROFESSIONAL OFFICES AND EDUCATIONAL SERVICES, LAMOILLE FAMILY CENTER, BRIDGE STREET

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 215-219, 500-503, and 630-636 of the Morrisville/Morristown Zoning and Subdivision Bylaws. This is a continuation of a warned hearing which was recessed on May 23, 2002. Theresa administered the sworn oath to Ann Martin and Eric Beckstrom. There were no interested parties in attendance.

This hearing was recessed on May 23, 2002 in order to have the applicants meet with the Planning Commission to determine if the proposed use conformed with the Planning Commission's intent in creating the Business Office Park zoning district. Eric Beckstrom reviewed his meeting (together with Ann Martin) with the Planning Commission on June 4, 2002. Only three commissioners were present, so the meeting was informational only. While the members present were not involved in the original discussions on the Business Office Park, they felt the uses planned, as described by the applicants, were consistent with the Conditional Uses allowed in that district.

Gary stated that he had met with Julia Compagna, Planning Commission co-chair

subsequent to the Planning Commission's meeting. While Julia had not been present at that meeting, she confirmed to Gary that the application, as she understood it, was consistent with the Commission's intent for the Business Office Park.

Paul asked whether other locations had been considered. Eric explained that they had searched for other suitable locations but had been unable to find one that met the center's needs and complied with the town's zoning bylaws.

David moved to approve the application for Conditional Use only with the following conditions:

1. The facility must comply with all design criteria and prohibitions established for the Business Office Park district in Section 216 of the Zoning Bylaws.
2. Child care activities are strictly limited to children of parents attending on-site training programs offered by the Lamoille Family Center.
3. Applicants must apply for Site Plan approval prior to undertaking any development for this project.

Theresa seconded the motion and it was approved unanimously.

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

The Zoning Administrator advised that the applicant had not completed the application and was not present at the hearing. David moved, and Carol seconded, to recess the hearing until June 27, 2002. The motion passed unanimously.

**PRE APPLICATION HEARING, SELINA ROONEY & MATTHEW ALLEY, TWO LOT
SUBDIVISION, TINE McKEE RD.**

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662 and 720 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Matt Alley reviewed the subdivision application. Matthew Alley and Selina Rooney propose to subdivide 2.72 acres off the 297.6-acre parcel owned by David and Charlene Rooney on Tine McKee Road, off Mud City Loop. He said that the state subdivision permit had been applied for.

Gary noted that the plan presented needed to be in greater detail for the warned hearing.

David made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Paul seconded the motion and it passed unanimously.

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

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662 and 720 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

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.

Paul made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Carol seconded the motion and it passed unanimously.

PRE APPLICATION HEARING, IRENE & MATTHEW BROMSON, TWO LOT SUBDIVISION, WALTON ROAD

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662 and 720 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Holly Long, representing the applicants, reviewed the subdivision application. 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 will share a common septic system. The state subdivision permit (EC-5-3264) was approved on Dec 29, 1999.

David made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Theresa seconded the motion and it passed unanimously.

OTHER BUSINESS

Allen Foss and Richard Sargent came before the board to request the DRB's stamp of approval on the mylar plat for a two lot subdivision Allen Foss owns on Laporte Road. The subdivision application was reviewed and approved by the Planning Commission in 1991, but the mylar was apparently never properly recorded. Gary reviewed and signed the mylar.

Board members agreed to hold one meeting per month, on the second Thursday in July, August, September, unless an urgent application requires them to hold a second meeting in a given month. They also agreed to conduct site walks at the three subdivision sites reviewed this evening on the evening of the warned hearings on those applications (June 27, 2002).

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On a motion by Paul, seconded by Theresa, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Mark Leonard, Recorder