

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of, June 12, 1997

Members Present: Gary Nolan, Ralph Wiltshire, Tom Bjerke, Paul Trudell, Theresa Breault (alternate) and George Robson (alternate).

Members Absent: Rich Furlong and Jean Wickart.

Guest: Dale Willis, Greg Lord, Don Ostler, Barbara Farr, Bernie Chevette, Tom Buchman, Jim Mahoney, Chuck Wolff, John Kristan, Rod View, Louis Ferris, Jr., and M. Glenn Good.

The meeting was called to order at 7:35 P.M. by Gary Nolan, Chairman.

Tom made a motion to approve the minutes of May 22, 1997 as written.
Paul seconded the motion and it passed unanimously.

Tom made a motion to approve the May 27, 1997 minutes as written.
Gary seconded the motion and it passed unanimously.

Gary noted that items two and three of our agenda will be moved to after the hearings.

**RECESSED HEARING, THE BISHOP JOHN A. MARSHALL SCHOOL
CONDITIONAL USE AND SITE PLAN APPROVAL.**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 283.e, 450-453, 500-503.4, and 630-637 of the Morristown Zoning Bylaws.

Gary reminded all parties for this application that they are still under oath.

Bernie Chevette, the engineer for this application, gave an overview of the developments since our last hearing. They will be hitching on the municipal water system at the fire hydrant in front of P.J. Market. They will also be hooking onto the municipal sewer line. The sewage will be pumped from the school to a manhole by P.J. Market that will gravity feed a manhole on Route 100 South. The sewer line will require the removal of guardrails where the gully is along route 100 South and then they will have to reinstall the guardrails. Storm water will run off to a stream that has a class three wetland on its banks similar to how water runs off the site now.

Tom Bachman, the architect for this project, went over his part of the project. The

building will be 47,000 square feet. It will have two parking areas a 57 car lot for parents and guests and a 38 car lot for staff and faculty. They will have two baseball fields and two soccer fields. All landscaping shown on the plans will be done prior to open of the school except the screening along the bypass, which will be done when and if the bypass is completed. There will be a circular driveway for buses and parents to drop off and pick up students. The roof will be either a membrane or seamed steel roofing. The building exterior will be masonry in an earth tone color. They have designed an outdoor chapel and walkway that are shown on the plans. The building has been sited to fit in the site and natural slope. They will be using as much natural lighting as possible. They will have a pedestrian walkway to the street, along the access road. For exterior lighting there will be 20' poles with metal halide lights in the parking lot, 12' poles with similar lighting on the walkways from the parking lots to the school, wall packs at the service area, and recessed can lights at the entrance. The Select Board will request that the speed limit be dropped to 30 mph when the school is constructed, they wish to have flashing lights to lower the speed when children are present. The access road will be 24' instead of the 22' shown on the original plans and the parking has increased from 92 to 95. A traffic study has been completed and AOT has given its approval.

Ralph made a motion to recess the hearing to a deliberative session to immediately follow the remainder of tonight's hearings.

Paul asked the color of the membrane or the seamed steel roofing.

Mr. Buchman said it would be a dark color membrane or earth tone steel depending on the final slope of the roof. It will not be a white membrane or shiny metal it will blend in with the site.

Paul asked about the view of the building from Route 100.

Mr. Bachman said you will get glancing views through the landscaping that will focus your view on area that they wish to highlight. You will not see the entire site coming either way on Route 100 South.

Paul asked how long is the classroom building roof is?

Mr. Buchman said it is approximable 200'

Tom asked how high are the crosses on the front of the entrance?

Gary said that it will have to be 35' or less according to our bylaws.

Mr. Bachman said that they then would have to be 35' or less.

Theresa asked how long is the access road and is the walk way to the road lighted?

Mr. Wolff said it is about 700' and that the walk way is not going to be lighted.

George asked if their plans took into consideration the bypass.

Mr. Wolff said it is designed with the bypass in mind and our entrance will come of the bypass access road.

Paul asked if where the access road meets Route 100 South is that intersection at 90 degrees to Route 100 South?

Mr. Bachman said yes.

George asked what night time activities are planed and will other be using the facilities?

Mr. Wolff said that the normal evening activities for students, teachers and parents. The grounds will be open for others to use when the school does not need them. The ballfields will be

unlighted, but they are designed so that they may be lighted sometime in the future. The uses of the buildings will include adult basketball, library, and the chapel.

Mr. Wolff said that they are working on side walks and cross walks, one of the problems is the area where the guardrails will have to be pulled and reset there is just not room enough for a sidewalk.

Gary said that the sidewalk system may be extended from Best Street to Jersey Heights subdivision.

Tom said that he does not want to see the children having to cross Route 100 South twice.

Mr. Wolff said that he believes that the gully is owned by the Water and Light Department.

Gary said Scott Course is very good to work with and might not object to the filling of the gully next to the road to allow for a sidewalk on the same side of the road as the school as well as this would allow room for the sewer line without having to remove and replace the guardrails.

Gary reminded the Board that there is still Ralph's motion before the Board.

Tom seconded the motion and it passed unanimously.

WARNED HEARING, L. H. & A. REALTY, SITE PLAN REVIEW

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 210, 212.e, 450-453 and 500-503.4 of the Morrisville Zoning Bylaws.

Gary administered the sworn oath to Barbara Farr and Louis Ferris, Jr.

Barb Farr gave an overview of the application. LCPC, LEDC, LVCC and LHP have been looking for space to lease in downtown Morrisville for some time. They were able to find the space that they needed in the renovated Ferris building. Ms. Farr said that she met informally with the Planning Commission on the four organizations moving into Mr. Ferris' TEGU building and got their blessing. The building covers the entire parcel.

Tom asked if they were going to park down on the oxbow.

Ms. Farr responded that they will work with downtown merchants on parking and they are willing to park at the oxbow and car pool up if the merchants and their works will also park at the oxbow during the busy season November and December. The organizations all have meetings, but they are usually during off peak hours, either during early morning, or in the evening. They will be asking people who are attending those meeting to park in the municipal parking lot and not on the street. They will have two handicap accessible public restrooms available for people to use during their normal business hours 8:00 A.M. to 4:30 P.M. They will have one sign outside saying Ferris Building and a directory inside the building.

Gary told Barb Farr that sign permits are not approved by the DRB, but are approved and issued by the Zoning Administrator.

Ralph made a motion to approve the application with our standard conditions.

Discussion pursued on if they should also impose a condition of 1, 3, 5 year reviews to see how the parking goes.

Gary said that it is less than 400' from the municipal parking lot and the Select Board has said that the parking the municipal lot is a first come first serve. It was decided that they would not impose 1, 3, and 5 year reviews on this application

Theresa seconded the motion and it passed unanimously.

WARNED HEARING, MARC SINOW/THE BISHOP JOHN A. MARSHAL SCHOOL, TWO LOT SUBDIVISION.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-230.7b, 300-300.2, 320.1-320.2, and 400-460 of the Morristown Subdivision Bylaws.

Gary reminded Mr. Wolff and Mr. Mahoney that they were still under oath.

Mr. Wolff gave an overview of the subdivision. The school has purchased 37 acres and Mr. Sinow is keeping the remainder of the property what was thought to be 12 acres when surveyed turned out to be 15.66 acres Mr. Wolff said that George Paine has turned over his drainage swale easement to the school.

George asked if the change in the drainage swale would affect Mr. Paine's septic system.

Mr. Wolff he did not think it would affect the septic system, but was not sure since he did not know where Mr. Paine's septic system was located.

Tom made a motion to approve this application with our standard conditions

Paul seconded the motion and it was approved unanimously.

WARNED HEARING, NHC, INC., CONDITIONAL USE AND SITE PLAN APPROVAL

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.a, 300-305, 450-453, 500-503.4 and 630-637 of the Morristown Zoning Bylaws. Gary noted for the record that a site walk was conducted prior to tonights meeting.

Theresa administered the sworn oath to Don Ostler, Greg Lord, Dale Willis and Rod View.

Greg Lord gave an overview of the application. They wish to erect a 120' X 160' building east of the current building with a 17' X 40' connector building, the applicant may add an additional 80' X 120' to the expansion. The floor of the new building will be four feet higher than the current building. This is so the new loading dock will be right height for loading tuck at the current elevation of the parking lot. The building will be a pre engineered steel sided building. The 17' X 40' connector building will be a ramp for fork lifts and people to go from one building to another. The roof will be either membrane or seemed steel depending on the final slope of the roof. The roof will slope to rear as the building will be 24' high in the front and 14' in the rear. The front of the building will be for a warehouse and the rear half will be for assembly. The roof

will drain to the rear of the building and storm water will be captured with a catch basin and will be piped to an existing swale where the pipe will be day lighted. The electrical substation will be left in place. They will try to brake up the large front with the use of different colors. They will be constructing a new septic system in the rear with a replacement designed for east of the building. The new system meets current codes and our regulations and is designed for a maximum of 900 gals per day which equals 66 employees. It is 15 gallons per day with a 10 percent bonus for using low flow fixtures. The existing septic permit is for 1,980 gallons per day. They have 30 workers currently and plan to hire an additional 10 -15 people during their busy season. The new building will have fire sprinklers and the existing building is sprinkled as well. The site plan shows 40 parking space and can add more space if a need arises. Our regulations require one space for every 1.2 employees.

George asked if the entire property is located in the Well Head Protection Area (WHPA) Mr. Lord said yes it is.

Don Ostler asked about our regulations on no tanks in the WHPA.

George explained that what the Planning Commission met was not for septic systems, but it was intended for underground tanks that contain hazardous materials.

Greg Lord said that septic system is smaller than the exiting one and they will need to get the Agency of Natural Resources approval according to our regulations.

Don Ostler asked what would be going into the septic tank?

Mr. Lord replied that is only human waste. During the cutting of stones water is used but it is a closed loop system so it never goes into the sewer system.

Don Ostler asked if they could hook onto the municipal sewer system?

Greg Lord said that they would have to get the Village Trustees approval and it would be more than 1,000 feet and would have to be pumped up to the septic line behind Grand Union and that would prove to be cost prohibitive. If the system is expanded and goes by the NHC building it would not be an issue they would hook onto the system.

Don Ostler asked what day lighting a storm water pipe met.

Gary explained that it is when the storm water pipe goes from being underground to where it comes out on top of the ground. The storm water in the front will sheet flow to the existing drainage swale.

Don Ostler asked if there were any under ground tanks on the site?

Dale Willis said that there is an underground oil tank as they use heating oil to heat the building.

Don Ostler asked how long has the tank been in the ground?

Mr. Willis said that the changed tanks about two years ago, but he had no idea on how long the other tank was there probably since when the building was built twenty plus years ago.

Mr. Ostler asked how can they do that when our regulations prohibit under ground oil tanks.

George explained that it is grand fathered since the original tank wan in the ground prior to our regulations. That they can replace the old oil tank, because it is only the replacement of an old tank with a new tank that has to meet today's tougher standards.

Mr. Lord said that they will have to track down the location of the oil tank and find out more about tank and then check with Agency of Natural Resources (ANR) to see if they will

allow them to keep the tank underground.

Gary explained that NHC will have to get ANR approval before we can issue a permit.

Don Ostler asked if NHC could improve the drainage swale so that the can vehicles down to their spring as they have a deed right of way to get to their water system

Mr. Lord and Mr. Willis said that could be take care of.

Ralph made a motion to approve this application with our standard conditions and that they must obtain ANR approval on the oil tank, all outstanding sign offs must be approved and turned into the Zoning Administrator, and that if the sewer line is extended passed their property that they will make a good faith effort to hook onto the municipal sewer system.

Tom seconded the motion and it was approved unanimously.

WARNED HEARING, GLENN GOOD, D/B/A FARRELL ELECTRIC, ONE YEAR REVIEW AND AN AMENDMENTS TO HIS PERMIT

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 250, 253.3, 450-453, 460-462.7, 500-503.4 and 630-637 of the Morrisville Zoning Bylaws. Gary noted that a site walk was conducted prior to tonights meeting.

Theresa administered the sworn oath to Glenn Good.

Mr. Good gave an overview of what he is asking for, he currently has one employee and would like to be able to hire two other people. They will likely be part time. His hours of operation are 7:30 A.M. to 5:00 P.M. He has received permission from Howard Manosh to park 2 -3 cars near the old VAG building should the need arise for additional parking.

Gary asked Ken if there have any complaints from neighbors?

Ken responded that he has not had any complaints since Mr. Good has owned the business.

George made a motion to approve Mr. Good request to have two additional employees for his business.

Tom seconded the motion and it was approved unanimously.

Other Business:

Perras amendment to their written decision. The Board review Steve Stitzel suggested wording and the response from the Perras' attorney Robert Davison.

Ralph made a motion to stay with Steve Stitzel verbiage and let Gary approve and sign the written amendment.

Paul seconded the motion and it passed unanimously.

Godfrey/Union Bank: Gary made a motion to go along with Steve Stitzel opinion and to have Ken send it to Ken Gibbons at the Union Bank.

Ralph seconded the motion and it passed unanimously.

Sherman V. Allen, Inc.: revised site plan to show the changes agreed upon at the warned hearing.
Gary made a motion to approve the site plan revisions.
Paul seconded the motion and it passes unanimously.

George made a motion to go into deliberative session at 9:50 P.M.
Tom seconded the motion and it passes unanimously.

Tom made a motion to come out of deliberative session at 10:15 P.M.
Ralph seconded the motion and it passed unanimously.

Tom made a motion to approve The Bishop John A. Marshall School with the following conditions, our standard conditions, one year, three year and five year reviews, the applicants are to pursue with AOT to see if they can get flashing light to lower the speed limit when children are present, all exterior lighting is to be zero cut off fixtures with metal halide bulbs, and that it is note that at one of the reviews the Board may impose a condition that along the walkway to Route 100 South that the school put in low bollard lights to light the walkway if night time activities are taking place.

Ralph seconded the motion and it passed unanimously.

George made a motion to adjourn the meeting at 10:30 P.M.
Tom seconded the motion and it was approved unanimously.

The hearing was adjourned at 10:30 P.M..

Respectfully submitted,

Kenneth J. Sweetser, Scribe.