

Morristown/Morrisville Development Review Board
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Meeting Minutes of 27 May 2020

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Paul Trudell, Mary Ann Wilson, and Chris Wiltshire (electronically)

Members Absent: Laura Streets

Staff: Todd Thomas, Zoning Administrator

Guests: Engineer Tyler Mumley, Becky Graddock, Dennis Digregorio, Michelle Boivin, Nathan E. Barbour, Judy & Dick Shanley

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

Minutes: Member Wilson moved to approve the May 13th meeting minutes. A vote of 6-0 affirmed the motion.

Continued Hearing: 348 Bridge St, cond. use & site plan non-conforming use (Boivin)

Nathan E. Barbour & Michelle Boivin appeared before the Board requesting §630 Conditional Use and §500 Site Plan Approval under §437 Change of Non-Conforming Use to convert the old body-shop at 348 Bridge Street, Parcel 23-040 in the Medium Density Residential Zone, into a Business Services use. Chair Nolan began the hearing by noting that the Board informally familiarized themselves with the site two weeks prior during the site walk of the adjacent townhouse project. Ms. Boivin said that she planned to reuse the old 35x30 body shop for the business services use, and accompany with 8 parking spots, serving a maximum of 5 employees. It was agreed via condition of approval that if more parking was found to be needed, spaces would be added, by order of the Zoning Administrator, to the northeast corner of the parking lot. Member Wilson asked about the location of the dumpsters. Mr. Barbour responded that they would be tucked behind the building. Chair Nolan said that the dumpster area being screened from roadside view would be a condition of project approval. Members Guthmann and Trudell discussed landscaping on the property. It was decided that three deciduous trees would be added, via condition of approval, along the shared property line with Fred's Energy. Ms. Boivin confirmed that all lighting would be down-lit, and that typical hours of operation would be Tuesday through Saturday from 9am to 4pm. Chair Nolan said that the driveway and parking area would have to be paved via condition of approval. Member Trudell moved to approve the project with the aforementioned conditions of approval. A vote of 6-0 affirmed the motion.

Continued Hearing: 1014 Elmore St, duplex conversion & subdivision lot (201 Park LLC)

Engineer Tyler Mumley appeared before the Board representing applicant/landowner 201 Park LLC, who was requesting §500 Site Plan & §750 Final Plat Approval in the Medium Density Residential Zone to convert the existing single-family home at 1014 Elmore Street into a duplex, and to also create a building lot for a new single-family home behind the existing house by subdividing 0.40 acre Parcel 24-032. The Board agreed to start the two-part application with the duplex conversion request. Engineer Mumley said that the ground floor of the existing home would be converted into a two-bedroom apartment. Member Trudell said that two street trees and some shrubs to shield view of the parking area from the road, both located outside the road right-of-way, should be conditions of approval. Chair Nolan said that the entirety of the driveway and parking area on this property should be paved as a condition of project approval. Member Trudell moved to approve the requested duplex conversion with the aforementioned conditions of approval. A vote of 6-0 affirmed the motion.

Engineer Mumley turned to the request to subdivide a new building lot to the rear of 1014 Elmore Street. Mr. Mumley said that the single-family home located at 1016 Elmore Street would be accessed via the existing driveway to 1014 Elmore Street, and be served by new Village water and sewer. Dennis DiGregorio, along with Judy and Dick Shanley, were in attendance for the hearing. Both parties, along with a written comment from Sharleen Crossman, expressed opposition to the proposed subdivision. Mr. Shanley said that his neighborhood had historically been comprised of ½ acre lots and that the new smaller lot proposed was out of place. Mr. DiGregorio explained how the house built on the subdivision lot would damage the privacy of many back yards in the Fairwood Parkway West neighborhood. 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, Member LeBlanc moved to approve the project as proposed. Member Trudell successfully amended that motion to approve the subdivision provided that the applicant construct a 6 foot tall stockade fence (of mutually agreeable material) along the subdivision's common property line with DiGregorio (Parcel 24-031), and that the Shanley's existing hedge be extended along the subdivision's common property line with Parcel 24-030. Mr. Thomas said that he would write the permit so that the new fence and hedgerow extension would be required prior to occupancy of the new house on the subdivision lot. A vote of 5-1 affirmed the motion.

Continued Hearing: LaPorte Rd, 9-unit apt. building (Morristown Real Estate LLC)

Engineer Tyler Mumley and Becky Graddock appeared before the Board representing applicant/landowner Morristown Real Estate LLC, who was requesting §630 Conditional Use and §500 Site Plan Approval to construct a 9-unit residential apartment building at 661 LaPorte Rd, on Parcel 07-007-2 which is split between the Commercial and Low Density Residential Zone. Member Trudell recused himself from the hearing because he was the architect for the project. Engineer Mumley said that the existing 2.2 acre Parcel 07-007-2 was being reduced to 0.74 acres in size as part of the application so the project would sit fully in the Commercial Zone. Engineer Mumley added that stormwater from the proposed building, driveway, and 18 parking spots would be directed to the swale along the edge of the parking lot, and ultimately out to the adjacent wetland. Member Burnham said that she would like to see some more separation between the proposed parking lot and the existing residential property to the east. After some discussion regarding the zoning for the property, Engineer Mumley said that there was no commercial or business use included as part of the application. Mr. Thomas said that he received a letter from VTrans regarding the need to preserve access to adjacent development sites via the proposed driveway. By consensus, the Board agreed that the existing driveway at 661 LaPorte Road would provide far superior access to adjacent developable land. Mr. Trudell introduced the architectural renderings for the 9-unit apartment building, which consists of four 1-bedroom apartments and five 2-bedroom apartments. The architecture read as a Vermont farmhouse that was attached to a larger barn. The farmhouse would have horizontal siding and the barn would have vertical siding. Member Wilson moved to continue the discussion in Deliberative Session. A vote of 5-0 affirmed the motion. At the conclusion of the Deliberative Session discussion, Member LeBlanc moved to approve the project as presented with the following conditions of approval: (1) the 2-bedroom apartment on the ground floor of the farmhouse shall be used commercially (and not residentially as proposed), (2) the proposed LaPorte Road sidewalk shall

be extended from the Irving Gas Station to the existing sidewalk terminus at the Bishop Marshall pedestrian underpass, and (3) a 6 foot tall stockade fence (in a mutually agreeable location) shall be constructed on the east side of the swale to visually separate the proposed project from the existing residential property at 641 LaPorte Road. A vote of 5-0 affirmed the motion.

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