

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

May 24, 2012 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Ron Stancliff, & Jean Wickart

Members Absent: Brian Irwin, Gary Nolan (Chair), Paul Trudell, & Chris Wiltshire

Guests: Tracy & Ernie Patnoe

Call to Order: Acting Chair Breault called the meeting to order at 6:35 P.M. The vote to approve the April 26, 2012 meeting minutes was tabled due to quorum issues.

WARNED HEARING: Ernie & Tracy Patnoe, 1092 Park Street, §500 SP & §630 CU

Acting Chair Breault introduced the hearing for §500 Site Development Plan Approval & §630 Conditional Use for applicant Ernie & Tracy Patnoe's proposal to construct a 3,750sf addition to the existing Day Care Facility at 1092 Park Street (parcel 08-030 in the LDR zone). Mr. Patnoe explained that the revised project consisted of a single story 75x50 addition to the existing day care facility, instead of the two-story addition with a footprint of 1,440sf that was permitted by the Board on April 12th. He said that the other specifics of the project remained the same and the change was necessitated due to state regulation regarding ADA compliance. Tracy Patnoe said that the need for an elevator made the initial project financially unfeasible. ZA Thomas said that, like the last rendition of the project, no exterior lighting was proposed for the new building. ZA Thomas added that the proposed addition conforms to all setbacks, all previous conditions of approval and that the existing parking needs have not changed from the prior approved project. Member Wickart moved to approve the proposed project. A vote of 4-0 affirmed the motion.

RECESSED HEARING: Robert Houle, 29 Duncan Drive, §437 CNCU & §630 CU

ZA Thomas informed that Board that Robert Houle submitted a written request to withdraw his pending application because he decided to sell the subject property. Member Stancliff moved to accept the applicant's request to withdraw his application. A vote of 4-0 affirmed the motion.

WARNED HEARING: John Blaine, 124 Labrador Lane §630 CU for §340 EPA

ZA Thomas said that the §630 Conditional Use application of Laura & John Blaine for a dwelling unit, single-family use and associated accessory outbuildings at 124 Labrador Lane (parcel 16-139-1-8) in the §260 RRA zone on undeveloped land in a §340 Environmental Protection Area (deer yard) would not be coming in front of the Board. He explained that he approved a zoning permit for the Blaine's new house two weeks ago based on the fact that he believes the work in the deer yard had already been approved. ZA Thomas asked the Board to review the Labrador Lane subdivision to determine if the subdivision approval included the approval for development in the deer yard. After a lengthy discussion, the Board concluded that the deer yard approval was part of the subdivision approval and that future development on Labrador Lane did not require additional deer yard review. Member Stancliff said that he was not happy that the Board approved this subdivision in 2006 and said that the Board needed to be stricter regarding development in §340 Environmental Protection Areas. He asked ZA Thomas to look at the Blaine's deed to see if any protections were contained therein for the deer yard.

The meeting adjourned at approximately 7:30 P.M.

Respectfully submitted by Todd Thomas, ZA