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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 24, 2007

Members Present: Gary Nolan, Jean Wickart, Karyn Allen, David Silverman, Paul Trudell, Bill Henchy (alternate)

Members Absent: Carl Fortune, Theresa Breault,

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached list

Chairman Gary Nolan called the meeting to order at 7:30PM. On a motion by Paul, seconded by Karyn, minutes of the April 26 meeting were approved. On a motion by David, seconded by Karyn, minutes of the May 3 site walk and deliberative session were approved. Approval of minutes of the May 10 meeting was deferred due to a lack of members present at that meeting.

RECESSED HEARING: VIRTUAL REALTY, INC, PRELIMINARY PLAT APPROVAL, 22-LOT SUBDIVISION, ELMORE ST

Gary reviewed the status of the application, noting that the board had conducted a site walk of the subject property on May 3rd, followed by a deliberative session. As a result of the site walk and deliberative session, the applicant had been requested to present a revised landscaping plan. Gary advised all present that the board would only hear discussion or comments on the revised landscaping plan, having reviewed all other pertinent issues at previous hearings on the application.

Paul recused himself from participation in this hearing as he is working with the applicant on this project. Gary administered the sworn oath to Scott Mansfield, Pamme Gagnon, and Paul Trudell, on behalf of the applicant, and neighbors and/or other interested parties Thelma Ward, Todd Darrow, Thurlow and Jane Greene, and Duwella Stewart.

Paul Trudell of Silver Ridge Design reviewed the revised landscaping plan, dated May 17, 2007. The revised plan depicts existing trees and shrubs on adjoining properties and additional plantings on the site, as well as different sizes and height of several proposed plantings based on feedback provided by the board. Several varieties of trees originally proposed with a 1.5-inch caliper (diameter) had been increased to 2-3 inches. The plan also shows proposed plantings and a three-foot high landscape berm on the Darrow property across from the planned

subdivision entry. Responding to a question from Bill, Paul said a 1.5-inch caliper tree would initially be about ten feet tall while a 2-inch caliper tree would be between 15-20 feet tall.

Paul presented photos of the site from different vantage points. He said the plan sought to provide suitable screening of the development from the roadway and adjoining properties without obstructing views toward Elmore Mountain from those properties. Asked when the proposed trees and shrubs would be planted, he said they would typically be planted after each residential structure was completed, with the main screening along Elmore Street and on the Darrow property being planted during the installation of the development infrastructure, prior to individual units being constructed.

Bill noted several varieties of proposed trees and shrubs are not, in his professional opinion as a landscaper, well-suited for this area. He cited the eastern red cedar and pitch pine evergreen trees as not native to the area, with the proposed arrowood shrub being hard to maintain and the barberry shrub being an invasive species. He recommended replacing these varieties with others more suited to this area.

Bill asked about the overall sequencing of development for the project. Scott Mansfield said the common infrastructure (roads, utility lines, etc) would go in first, with lots 11-14 along the western property boundary (abutting the Fairwood Parkway West neighborhood) being built next, followed by units within the internal road loop (lots 18-22), with units on lots 1-10 along the south and east boundary and lots 15-17, fronting on Elmore Street, being built last.

Thurlow Greene asked about provisions to screen the development from Elmore Street. Paul said a mix of evergreen and deciduous trees planted on a raised berm, two to three feet higher than road level and approximately 20 feet back from the road, would provide adequate screening. Thurlow noted that the proposed stormwater plan has a drainage swale within the road right-of-way on the Elmore Street frontage, which he is concerned is not consistent with the landscaping plan. Gary responded that the stormwater plan requires a state permit and that the review process for that permit would ensure that the landscaping berm would not interfere with the drainage plan.

David moved to adjourn the hearing to a deliberative session at the end of this evening's hearings. Jean seconded the motion and it passed unanimously.

WARNED HEARING: TODD CARTER, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 668 ELMORE STREET

Gary reviewed the application, to be considered under sections 254, 740, 770, 780 and 800-870 of the zoning and subdivision bylaws. Gary administered the sworn oath to applicant Todd and Tammy Carter and adjoining property owner Sam Ruggles.

Todd Carter proposes to subdivide a 0.83-acre (36,160 square feet) parcel (#24-083-1) on Elmore Street into two lots. Lot 1, with an existing mobile home and detached garage, would be 0.55 acres (23,960 square feet). Lot 2, 0.22 acres (12,200 square feet), would be developed with a one or two-family dwelling. Both lots will be served by the village water and sewer systems. Lot 1 has an existing driveway off Elmore Street. Lot 2 would be accessed by a separate driveway off Elmore Street.

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David moved to approve the application as presented with standard subdivision conditions. Jean seconded the motion and it passed unanimously.

WARNED HEARING: MATTHEW BROMSON, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, WALTON ROAD

Gary reviewed the application, to be considered under sections 264, 740, 770, 780 and 800-840 of the zoning and subdivision bylaws. Gary administered the sworn oath to applicant Matthew Bromson.

Matthew Bromson proposes to subdivide an 8.4-acre parcel (tax map #06-058) on Walton Road into two lots of 3.0 acres (lot 1) and 5.4 acres (lot 3). Lot 2 (2.25 ac, tax map #06-058-1) shown on the plan was previously subdivided from this parcel and subsequently developed with a single-family home. Lot 1 is proposed for development with a single-family home. Lots 1 and 2 will share a common sewage disposal system via easements. Each lot will have its own drilled well. A state water & wastewater permit (WW-5-3798) has been issued for Lot 1. Lots 1 and 2 will share an existing driveway on Lot 1 off Walton Road via an easement. Lot 3 will remain undeveloped.

David moved to approve the application as presented with standard subdivision conditions. Paul seconded the motion and it passed unanimously.

David moved to go into deliberative session on the Wiltshire Conditional Use application and the Virtual Realty subdivision application. Jean seconded the motion and it passed unanimously. Paul recused himself for the deliberative session on the Virtual Realty application.

Jean moved to approve the Wiltshire Conditional Use application for a home business (firewood processing & sales), subject to the following conditions: no more than 15 cords of wood may be processed on site in a given year; no more than 15 cords of wood processed off-site and delivered to applicant's home, along with the 15 cords of wood processed on site, may be sold in a given year; use of power equipment (chain saw & log-splitter) restricted to 8:30am-6:30pm Monday-Friday, 8:30am-2:00pm Saturday, none on Sunday. Karyn seconded the motion and it passed unanimously.

David moved to approve the Virtual Realty application for a 22-lot subdivision, subject to the following conditions: all applicable state permits and approvals shall be obtained, with copies filed with the ZA; all road & utility infrastructure shall be designed and installed in accordance with applicable Town and/or Village standards and shall be installed prior to the sale or development of any lot; the landscaping plan shall be revised to require a minimum caliper for all trees of at least two inches at the time of planting; plants identified as items A, D, P and R on the landscape plan will be replaced by more suitable varieties; any planting that fails to survive within the first two years will be replaced with one of the same size and variety; the applicant shall place \$35,000 into an escrow account toward the development's proportional share of the cost of a sidewalk extension from Elmore Street and Fairwood Parkway East to the subdivision entrance; and a property owners' association shall be formed to operate and maintain all commonly owned property and facilities within the subdivision. Jean seconded the motion and it passed unanimously.

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On a motion by Karyn, seconded by Jean, the meeting adjourned at 9:30 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 6/28/07 (PT/DS)