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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 24, 2001

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Mary Brainard, Paul Trudell, Jean Wickart and Kevin Lane.

Members Absent: Tom Paine and David Silverman.

Guest: Barbara Farr, Eddie Gayle, Eric Sanders, Janet Sanders, Hans Nielson, Sandy Sterns, Brian Sterns, Amy Noyes, Terry Owen, Ed Pearson, Becca Reggio, Warren West, J.B. McKinley, Roy Marble, Marcia Marble, Jim Kremelberg.

The meeting was called to order at 7:37 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of May 10, 2001, as written. Mary seconded the motion and it passed unanimously.

WARNED HEARING VERMONT SLATE AND COPPER, 7,500 SQ. FT. MANUFACTURING BUILDING, HARREL STREET.

Gary opened the warned hearing and gave an overview of the application. The application will be reviewed under Sections 230, 233a & f, 450-454, 500-503.4, 630-637, and 660-662 of the Morrisville/Morristown Zoning and Subdivision bylaws. A site walk of the property was conducted prior to the meeting.

Theresa administered the sworn oath to Brian and Sandy Sterns.

Mr. Sterns went over the proposed project. They are proposing to put up a 7,500 square foot steel building on the back of the lot. 6,000 feet will be shop area for manufacturing and 1,500 will be for offices. The use shears, stamps, brakes and milling machine in their manufacturing process and do no paint or use chemicals, except for an environmentally friendly coolant on the milling machines. They do some training of people on installation of snow guards and on repairing slate roofs. They wholesale their product out to installers. They have one to two UPS trucks per day. Scrap metal is their waste byproduct and this is recycled. They currently have 14 employees and hope to be up to 20 within a couple of years. They unusually work four ten hour days, 7:00 AM to 5:00 PM or 6:30 AM to 4:30 PM. Exterior lighting will be down shaded lighting by doors and possibly one light in the rear. They will plant one deciduous tree in front of the office space, and others trees once the site work is completed.

Mary made a motion to approve the application as presented with our standard conditions.

Theresa seconded the motion and it passed unanimously.

WARNED HEARING, CREW FACILITY, 45,000 SQUARE FEET, LOWER BRIDGE STREET.

Gary opened the warned hearing and gave an overview of the application. The application will be reviewed under Sections: 260, 263.b, 450-454, 500-503.4, 630-637, and 660-662. A site walk of the property was conducted prior to the hearing.

Paul recused himself from the application as he is the architect on this project. Gary offered to recuse himself as he has been asked coordinate the excavating site work when the CREW is ready to build. No one objected to Gary hearing the application.

Theresa administered the sworn oath to Barb Farr, Paul Trudell, Warren West, Eddie Gayle, Ed Pearson, Eric Sanders, Janet Sanders, Terry Owen, Hans Nielson, and Amy Noyes.

Ms. Farr gave an overview of the project. CREW purchased 35 acres two years ago on the peninsula on Lake Lamoille. The have given 20 acres which is 256' buffer strip around the lake. The only thing that can be built in the strip are two picnic shelters and canoe/kayak storage building. They are looking a 33,500 square foot first floor for ice, mechanical rooms, locker rooms, consession stand, and offices. 8,000 square feet of second floor for exercise equipment, and office for Copley Hospital who will work with people exercising, and a meeting room. The will have ice nine months of the year from mid June to mid March. The other three months, they will have indoor soccer, volley ball, special events like home shows, sportsman shows etc... The building will be on less than one acre and the parking for two hundred cars will also be on less than one acre. The picnic shelters and canoe/kayak storage building will be pole barn construction. The facility will have public ice time likely Friday and Saturday nights.

Mr. Truedell went over the site plan. The will have a gravel driveway and gravel parking for 139 car and 61 grass overflow parking spaces. Most of the time they will have less than 30 vehicles, but of at tournaments or play off they might get two hundred vehicles. The CREW facility will be a stop on the hub and spoke regional bus service. They will use the existing stormwater drainage swales with three catch basins that will daylight into the existing swales. The building will be 32' at the peak, and a balloon was flown to show that the building will be below the tree canopy. The second floor will be accessed by stairs and an elevator. The on site septic system will be on the north side of the building. The will be clear the area of trees where the facility is shown on the site plans during construction. They will landscape the site with trees, shrubs, and annual and perennial plants. There will be fourteen, twenty foot pole with down shaded cut off lights, wall mounted light, landscaping low lights, and recessed canopy lights, all will meet our lighting codes. Some light will be on motion sensors for security purposes, lights will not be on all night long. There will be a gravel fire lane around the building. The building will be a slab on grade, green metal on the outside and metal inside as well. The roof will be gray if possible, if not galvanized aluminum roofing. The will put a path along the driveway to Bridge Street and connect to the Morristown Recreation Trail System. They will have 1.5 full time employees.

Mr. Pearson went over the mechanical equipment. Pipes in the slab will have calcium chloride (salt water). The salt water will be cooled to 10 to 15 degrees by ammonia. The ammonia will be in a sealed welded pipe system, with leak sensors and will shut the system

down if a leak is detected. This project uses environmentally friendly regeneration equipment. The ammonia will go through a water cooled heat exchanged that will be outside. The life of the system is at least 50 years with proper maintenance.

Mr. Nielson made a statement that the building will become a convention center. He is concerned about noise and traffic noise as there is too much traffic already on Cadys Falls Road. He is in favor of the trails and picnic tables, but not the rest. He is concerned about vandalism as he has to has his mail box a mile away to keep it from being vandalized. This will have a major impact on the environment it is not the right place and the location should be preserved.
Ms. Farr responded that this site was picked after an extensive search, they have put the majority in conservation, this building and parking is on less than two acres, the site has adequate buffers. A traffic study in 1995 had 2,800 cars on Cadys Falls and 11,100 cars at the Bridge Street/Brooklyn Street intersection. Crew most of the time will have less than 30 cars and the traffic until the Morrisville Alternate Truck Route is constructed traffic will likely be half and half and the same with big event. Stowe's ice rink sees about thirty cars per average per hour. The hours of operation will be 8:00 AM to 10:00 PM in the beginning and later be open from 6:00 AM to 11:00 PM.

The Sanders asked about camping as this has been a problem in the past with noise. They asked if it would be gated when closed. Will the building be visible from their home.

Mr. Trudell said the roof might be visible.

Ms. Farr said no camping is being allowed, the picnic areas are for daylight ours only. If there is a noise problem then the police should be called. To gate or not gate has not be decided without a gate the police can swing though and check on the facility and with it gate it would keep most people out at night.

Gary read a letter into the record from Tom Hirchak and Terry Owen with concerns that they have. They have concerns on wildlife, traffic, noise, the eco system, and the lake.

Ms. Farr Said CREW filled a petition with the state to limit motor boats to 5 mph and they would like someone else to take over that project.

Ken Explained that there will be a hearing on reducing the speed limit to 5 mph on Lake Lamoille the State will hold in July or August and that a traffic study on the Bridge and Brooklyn Street intersection will be done year to look at the traffic flow now and the expected changes when the Morrisville Alternate Truck Route is opened.

Ms. Owen explained about her wildlife and traffic concerns.

Theresa made a motion to recess the hearing to a deliberative session to follow tonight's hearings.

Carol seconded the motion and it passed unanimously.

WARNED HEARING, DAVID AND GLENDA POUND AND FRITS AND KATHERINE MOMSEN, LOT LINE CHANGE, MORAN LOOP.

Gary open the warned hearing and noted the Charles Burnham who represents the parties and one of the applicants are out of the area this week and have requested that the hearing be recessed to June 14, 2001.

Mary made a motion to recess the hearing to June 14, 2001 at 7:30 PM, in the Town Clerk's Office Building second floor conference room.

Theresa seconded the motion and it passed unanimously.

WARNED HEARING, VINCENT PERRELLI AND PATRICIA BRESLIN, CONVERSION OF 2 APARTMENTS AND MEDICAL OFFICE, INTO FOUR APARTMENTS, PARK STREET.

Gary opened the warned hearing and gave an overview of the application. The application will be reviewed under Sections 225, 228.f, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision bylaws. A site walk of the property was conducted prior to the meeting.

Theresa administered the sworn oath to Marcia and Roy Marble.

The Marble's represented the owners on this application.

Ms. Marble said that in 1988 the property received permits from the village for two apartments and a medical office. Since that time the owners converted the medical office into a two apartments without obtaining a zoning permit for this use. To make the property sellable they need to have all four units.

The Board noted that they needed 24,000 square feet for four units and the miniature copy of the survey of Allan Newton shows the Applicants having .49 acres. The Applicants are 2,656 square feet of land short of the minimum requirement for four unitss. The Board explained that they can waive up to 15% of the minimum lot size and if a waiver hearing was held that they could approve the four requested unit. The Applicants are 11% short of what they need to have four units.

Mr. Marble withdrew the application and will resubmit with a waiver request for the July meeting.

WARNED HEARING, JAMES AND SUSAN KREMELBERG, TWO LOT SUBDIVISION, MUD CITY LOOP.

Gary opened warned hearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Kevin Lane recused himself and left the room.

Theresa administered the sworn oath to James Kremelberg.

Mr. Kremelberg explained that they are keeping 11+ acres of the 35 acre parcel and selling the 23+ acre parcel to the Mr. Kiely and his wife. Mr. Kiely will have a 50 foot deed right of way for access to the lot across their lawn due to wetlands and ledge.

Gary noted that the new site plan shows the 50' deeded right of way. Gary asked Mr. Kremelberg if he had the subdivision checklist for the Board.

Mr. Kremelberg said that he did not know that he needed to complete the form.

Gary showed Mr. Kremelberg the minutes of the May 10th meeting and him gave a copy of the form he needs to complete.

Jean made a motion that the hearing be recessed to June 14, 2001, at 7:30 PM, in the Town Clerk's Office Building second floor conference room.

Theresa seconded the motion and it passed unanimously.

WARNED HEARING, GERALD SUTTON, ANNUAL REVIEW OF GARBAGE BUSINESS, BRIDGE STREET.

Gary opened the warned hearing and gave an overview of the review. A site walk was conducted prior to the hearing.

The Applicant failed to show for the hearing.

It was discussed how to keep him cleaned up as he only cleans up when he has an upcoming hearing.

Gary does not want to pull the permit as it is the only way to get him to clean up.

It was decided to see if the Selectboard wishes to declare it a junkyard.

Mary made a motion to go into deliberative session at 10:10 PM on the CREW application.

Carol seconded the motion and it passed unanimously.

Jean made a motion to come out of deliberative session at 10:40 PM

Theresa seconded the motion and it passed unanimously.

Theresa made a motion to approve the application with our standard conditions and that the hours be set at 6:00 AM to 11:00 PM.

Mary seconded the motion and it passed unanimously.

Other Business:

Morristown Centennial Library: JB McKinley said that they hope to put an addition on to the library and improve the parking. He asked the Board to keep an open mind and that they are dealing with a small village lot with a historical building and it is tough to meet all the requirements. The Board told Mr. McKinley that they needed to see plans and application before they could give it there blessing, but that they know the restraints they are under.

Leo's Small Engine's: Roy Marble asked if they could go into the industrial district. The DRB feels that it is a commercial use and could go into the Neighborhood Commercial District or Commercial District. Roy concerns is that the noise of small engines starting and running would not fit in well with any district other than the Industrial District. The Board did not dispute the noise concerns.

Junk Yards: The DRB will write a letter to the Selectboard on Gerald Sutton, Gordon Pecor, Francis Laraway and Fred Bailey properties for having a junkyard.

Jean made a motion to adjourn the meeting 10:43 PM.
Paul seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.