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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

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Minutes of May 22, 2003

Members Present: Gary Nolan, Carol Jennings, Paul Trudell, Theresa Breault, Jean Wickart, Kelly Rogers (Alternate)

Members Absent: David Silverman, Carl Fortune

Recorder: Mark Leonard, Zoning Administrator

Guests: John Rubino, Judith Wrend, Joanne Harrison, Douglas & Leah Bronner, Scott Corse, Mette Endreson, Jeffrey Hill, Mike Morrow, Gunner McCain, Charles Gregory, Judith St Aubin.

Chairman Gary Nolan called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of April 24, 2003. Paul seconded the motion and it passed unanimously. Theresa moved to approve the minutes of May 8, 2003. Kelly seconded the motion and it passed unanimously.

**LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT (LRSWMD),
RECYCLING CENTER PERMIT REVIEW, TROMBLEY HILL ROAD**

This is the one-year review of LRSWMD's Conditional Use permit to operate a recycling center at the Morrisville Water & Light Department property on Trombley Hill Road. Permit reviews at the one, three, and five year dates from opening were required in the DRB's approval of LRSWMD's Conditional Use application in December 2001. The purpose of the review is to determine that the permit holder is meeting the conditions of approval. Theresa administered the sworn oath to Mike Morrow of LRSWMD.

Mike Morrow said that the site has been operating without any problems or complaints in the last year. In response to questions from board members, he stated that the level of activity, about 40-50 vehicles on the Saturdays the site is open, is only about half that of their former site on Munson Avenue, which he attributed to customers finding other arrangements while the site was closed and some difficulty in finding the site. He said they had not experienced any vandalism, trespassing or trash being left on or around the site, potential problems some neighbors had raised during the public hearing on the permit application.

Mike expressed a desire to amend the permit to allow two special events, a Green-Up Day collection and a household hazardous waste collection, each year. He indicated that the Water & Light Dept had no objections to such events.

Carol was concerned about expanding operations at the site after assurances were given to neighbors at the initial public hearing that the site would be limited to household trash collection and recycling on Saturdays from 9am-2pm. Gary noted that the conditions of approval specifically required DRB review and approval for any expansion of use and informed Mike that he could submit a new application requesting to do so.

CHARLES GREGORY: RECESSED HEARING, 5-LOT SUBDIVISION, PARK ST

Gary reviewed the application. This is the resumption of the hearing that was recessed on March 27, 2003. The application will be reviewed under Sections 264, 300, 740, 780, and 800-870 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Charles Gregory, Gunner McCain, Scott Corse, Doug & Leah Bronner.

The applicant and his engineer stated that since the last hearing they had met with Scott Corse of Morrisville Water & Light Dept (MW&L) and their engineers. The applicant stated that, in response to the Dufresne & Henry report done for MW&L, he could relocate the proposed leachfield area to move it outside the groundwater source protection area (SPA).

Paul asked about road width requirements. Gunner McCain replied that the existing access to the current lots is approximately 16' wide and access to the new lots would not serve more than three home sites and could be viewed as a private driveway. Doug & Leah Bronner, whose property the access road to the new sites crosses, expressed general support for the proposal but had concerns about shared maintenance and expenses for the existing and proposed access road. The ZA noted the requirements of Sections 820.6c and 820.6d, which allow the DRB to require a subdivider to improve existing access roads where they intersect with new streets or driveways and that any private road approved by the DRB must meet the town road standards.

Scott Corse reviewed the information they had received from Dufresne & Henry. MW&L maintains that the proposed subdivision will threaten the community water supply. He stated that they department was pleased that they applicant was willing to relocate the leachfields outside of the SPA, but that the leachfields were not the only potential threat to the water source. He noted that there are no controls over private uses in single family lots. He cited a previously application for softball fields in the area across the road from the Gregory property that was denied due to concerns over possible ground water contamination from automobiles and other uses. He concluded by saying that the department seeks to minimize the risk to its water source and protect an irreplaceable village water supply.

Gunner McCain responded to these issues by noting that besides the sandy loam soils reported by Dufresne & Henry, he had found other soil types that would prevent infiltration of any potential contaminants into the aquifer. He said that five single family homes located 1500' from the MW&L wells along the river would not present the same level of activity of the softball fields or the regular traffic along Route 15A where it traverses the SPA. He reviewed Sections 304 and 305 of the zoning bylaws, noting that they specifically allow development in a SPA as a conditional use and permit on-site-sewage disposal systems within the SPA.

Paul moved to recess the hearing to a deliberative session. Jean seconded the motion and it passed unanimously.

RIVER ARTS: CONDITIONAL USE & SITE PLAN APPROVAL, CONVERT FORMER GRISTMILL & CREAMERY TO COMMUNITY ARTS CENTER

Gary reviewed the application. The application will be reviewed under Sections 208f and 630-635 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to John Rubino, Joanne Harrison, Judith Wrend, Judith St Aubin and Susan Low.

John Rubino gave an overview of River Arts' plan to renovate two buildings on Morrisville Water & Light Department property at the end of Lower Main Street along the Lamoille River for use as a community arts center. The two buildings, referred to as the Gristmill and the Creamery, would be extensively renovated inside, but would only have minor changes to the exterior. The grounds would also be improved to enhance the property's appearance and lend itself to the arts center use. Due to the layout of the building and physical limitations of the lot, there would only be two on-site parking spaces, these being reserved for handicapped use. River Arts proposes to use nearby municipal parking lots and on-street parking spaces on Lower Main Street to accommodate visitors. They expect most events would take place after regular business hours or be by school groups who would be dropped off in front of the center.

Judith St Aubin, a neighbor, expressed concern about the visual impact of any on-site parking area and noted an ongoing problem with trash and animal pests in the vicinity, which she felt might be exacerbated by any food service operation within the center. John assured her that River Arts would do everything possible to preserve and enhance the aesthetics of the property.

Gary and Paul both suggested that the board conduct a site walk of the property prior to reaching a decision on the application.

Paul moved to recess the hearing to a deliberative session following a site walk. Theresa seconded the motion and it passed unanimously.

JEFFREY HILL/METTE ENDRESON: PRE-APPLICATION REVIEW, 2-LOT SUBDIVISION, CHURCHILL RD

Jeff Hill and Mette Endreson presented a proposal to subdivide a 10 acre parcel on Churchill Road into two 5 acre lots. The same plan had been approved by the Planning Commission in 1989, but no action to divide the lots was taken and the local permits expired. State permits for the original application are still valid. The plans include a bridge across Bedell Brook, a designated wetland, to serve both lots.

Paul made a motion that the proposal conforms to the requirements of the Town Plan. Jean seconded the motion and it passed unanimously.

On a motion by Gary, seconded by Jean, the meeting was adjourned at 9:55 PM.

Respectfully submitted,

Mark Leonard, Recorder