MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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MAY 27 1997

Minutes of May 22, 1997

Members Present: Gary Nolan, Rich Furlong, Tom Bjerke, Paul Trudell, and Sam Guy.

Members Absent: Ralph Wiltshire and Jean Wickart.

Guest: Chuck Wolff, Jim Mahoney, Herb Parkhurst, Marc Sinow, Roscoe Demar, Sheila Demar, Candace Ridlon, Ronald Ridlon, Dan Poalino, and Glenn Good.

The meeting was called to order at 7:34 P.M. by Gary Nolan, Chairman.

Tom made a motion to approve the minutes of April 22, 1997 as written.
Paul seconded motion
The motion died when as we did not have a quorum of members who were at the April 22nd meeting.

PRE-HEARING, MARC SINOW/BISHOP JOHN A. MARSHALL SCHOOL, 2 LOT SUBDIVISION, ROUTE 100 SOUTH

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4 and 300-300.2, 400-460.3 of the Morristown Subdivision Bylaws.

Tom administered the sworn oath to Chuck Wolff and Jim Mahoney

Jim Mahoney gave an overview of the proposed subdivision. The school has purchased 37 acres of the 49.2 acres owned by Marc Sinow. They at the time of the sale did not know that a local subdivision permit was required. This application is to rectify the situation. For various reason they do not wish to be held up on their project by the failure of Marc Sinow to get a subdivision permit. The 37 acres have been surveyed, but the remaining 12.2 has not been surveyed. Mr. Mahoney said he is not sure if Mr. Sinow has the resource to survey his remaining 12.2 acres.

The Board feels that the 12.2 acres need to be surveyed for this subdivision.

Rich made a motion to classify this subdivision a minor subdivision and rule that it meets the Town Plan.

Paul seconded the motion and it passed unanimously.

The warned hearing will be held on June 12, 1997, at 7:30 P.M. in the Town Clerks Office Building.

WARNED HEARING, SHERMAN V. ALLEN, INC., SITE PLAN REVIEW AND CONDITIONAL USE 2,400 SQUARE FOOT CONVENIENCE STORE, ROUTE 100/15 AND SILVER RIDGE ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 210, 213.b, 450-453, 500-503.4, and 630-637 of the Morrisville Zoning Bylaws.

Gary administered the sworn oath to Dan Poalino, Roscoe Demar, Sheila Demar, Candace Ridlon, and Ronald Ridlon.

Mr. Poalino gave an overview of the proposed project. The current convenience store/gas station (2,700 square feet) will be taken down and replaced with a 2,400 square foot building that will be a convenience store/gas station. The front access and egress points will remain in the same location, but will be narrowed to 40'. The entrance on Silver Ridge Road will be moved up the road to allow trucks to enter behind the store for diesel fuel. The front of the lot will be paved and 50' in on the entrance from Silver Ridge Road. They may or may not pave the remainder of the parking area as it depends on the cost. The entire store will be moved back from the road and should provide a better site line for drives coming from Silver Ridge Road onto Route 100/15. They are proposing 16 parking spaces on the Ridlon property side. However, they are willing to trade parking space for green space. They are requesting that the area at the fueling stations be considered parking. They will be planting trees to fill in the gaps in the tree line along the Ridlon property line. The exterior lighting will consist of 14' to 16' light poles with lights, bollards lights, canister lights and canopy lights all with zero cut off down shaded fixtures with metal halide bulbs. Lights behind the store are for security as well as truckers using the Silver Ridge Road entrance. They will have two to three employees on at a time. The hours of operation are 5:00 A.M. to 10:00 P.M. and do not expect, but cannot rule out completely that the store/station will not be operated 24 hours a day. There will be some planting around the sign and entrances.

The Board questioned the width of the radius needed for trucks to enter or leave via Silver Ridge Road, especially if the parking near the Ridlon property is eliminated and the paving of the entire parking area/access & egress to cut down on dust and to move the pole mounted rear lighting further from the Ridlon's. The Board would like to minimize the effects on the neighbors.

Mr. Poalino will work to change the site plans to eliminate the parking near the Ridlon property narrowing the access/egress off Silver Ridge Road and they will move the light forward as discussed.

Ms. Ridlon asked if the dumpster could be enclosed.

Mr. Poalino said it is planed to be enclosed.

Gary noted that they doors may have to be removed in the winter due to snow or frost

heaves as the Board has run into this problem in the past.

Tom made a motion to recess the hearing to a deliberative session on May 27th as Paul has another commitment tonight after 8:30.

Rich seconded the motion and it was approved unanimously.

Paul Trudell left at 8:30 P.M.

Sam Guy came to conclude the remaining hearings at 8:45 P.M.

The DRB wishes to thank Sam for coming in on short notice, as he was the only alternate who could attend tonight's meeting.

WARNED HEARING, VERMONT PRECISION WOODWORKS, 85' X 95' AND 120' X 140' ADDITIONS, PROFESSIONAL DRIVE.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.a, 450-453, 500-503.4 and 630-637 of the Morristown Zoning Bylaws.

Gary noted that H.A.Manosh Corp. is doing the work, but that he has not been involved in the project personally and that Howard Manosh owns an interest in Vermont Precision Woodworks (VPW) and he will step aside if anyone feels that he has a conflict of interest.

Gary administered the sworn oath to Herb Parkhurst.

Herb Parkhurst gave an overview of the proposed project. Part of the property is in the Town and the part is in the Village. The proposed additions are located entirely in the Town. They have received permission to hook onto the Village's municipal sewer system but, due the cost they may continue with an on site septic system. The project will require an amendment to their Act 250 permit and Labor and Industry approval. The buildings will be sprinkled in case of a fire, and it will have a fire tunnel. This is the first phase in a five-year expansion. VPW has 120,000 square feet of space in their existing buildings and with this expansion they will have 144,100 square feet of space. They currently employee 94 people and increase to 110 with the proposed additions and then increase by eight people each year through the year 2002. The shipping area will become manufacturing space and 16,800 square foot addition will become a warehouse. The location of the proposed building will eliminate some of the current parking area. However, they are increasing the parking area in other places to offset the parking spaces and to cover the projected increase for the next five years. One-hundred paved spaces will be constructed. Exterior light will be down shaded cut off fixture and will replace the existing flourescent lights. There will be a new storm water drainage system to reduce the actual run off before it enters the wooded area. They have received permission from the railroad to go under the tracks and to exit the water on the Morrisville Water and Light property. There is ample Village water to serve the property. The parking lots will not be lighted.

Tom asked how long would the construction take.

Mr. Parkhurst said it will take about three months to complete and that they would like to get it started as soon as the state permits are issued.

Tom made a motion to approve this application with our standard conditions and a 1, 3, and 5 year reviews.

Rich seconded the motion and it passed unanimously.

Other Business:

Glenn Good, wished to discuss with the Board if he could amend his permit to increase the number of employees from one to three. He would be adding two part time people with one in the shop and one in the office. Gary noted that the one year review has not taken place as was part of the permit conditions and if he remembers right that the Board limited him to one employee was due to parking concerns. Mr. Good said that he knows that he will have to find an off site area for his employees to park in. Gary said any amendment will have to be done in a warned hearing and asked Ken to warn it for June 12th.

The Board was asked by Steve Stitzel to review the proposed amendments to the Perras' decision. The Board was give copies and will make a decision at the June 12th meeting.

Andy Gergerly: complaint on Green Mountain Landscaping. Mr. Lowe the owner of Green Mountain Landscaping was granted a permit for a general landscaping business in June of 1974 and that he has come in and received approvals for all of his structures. He has sold top soil and rocks for several years, but has moved it to another part of his property in the past two years. The Board agrees with the Zoning Administrator that there is not much that can be done about it as he is still within his original permit. The Board has asked Ken to send a letter to Mr. Lowe to explain the complaint and request that he limit his hours of operation when he is process rocks and top soil to 7:00 A.M. to 5:00 P.M. Monday through Friday and from 8:00 A.M. to 2:00 P.M. on Saturdays.

Ken asked the Board if he could attend a conference on June 27th and 28th on walking and bike paths. Ken requested the Town pay his conference fees but, not his milage or meals. The Board approved this request unanimously.

The Board signed the following mylars: Raymond Chauvan's eight lot subdivision, and Elmorris Farms two lot subdivision.

Gary and Sam explained what they were told to do about junk cars, junk, non registered vehicles, and people selling cars. When a citizen raises concerns, forward them to the Select Board who will contact the State on the complaint. On crosswalks the Town will try to put plastic sign post and sign in the road by Munchy's and/or they may increase the existing crossing signs. Other crosswalks will be looked at on a case by case bases. Ken noted that he has received complaints about cars not stopping for patients and workers between the Copley Hospitals Campus and their parking lot across the street in the past couple of weeks. Ken will ask the people to have Copley send a letter of concern to the Select Board for their review.

Sam made a motion to adjourn
Tom seconded the motion and it passed unanimously

The meeting was adjourned at 10:30 P.M.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.