

Morristown/Morrisville Development Review Board
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Meeting Minutes of May 14, 2015

Members Present: John Gloss, Susanna Guthmann, Gary Nolan (Chair) & Chris Wiltshire

Members Absent: Karyn Allen, Brian Irwin, Paul Trudell & Theresa Breault (Alternate)

Staff: Todd Thomas, Zoning Administrator

Guests: David Polow for the Gyllenborg subdivision & Jon Mogor for the Magma Properties

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30PM. The March 26th meeting minutes were tabled due to quorum issues.

Hearing: Gyllenborg Subdivision on Stagecoach Road, §750 Final Plat Approval

Attorney David Polow appeared before the Board on behalf of applicant & landowner Sean Gyllenborg who was requesting §750 Final Plat approval to create a new subdivision lot at 2040 Stagecoach Road from parcel 12-038 in the §260 Rural Residential Zone. Zoning Administrator Thomas said the State had already approved the wastewater permit and the structure was already framed on the new lot. He advised the Board to approve the proposed subdivision, which divided 4.4 acres into two 2.2 acre lots, as the proposal was simply adding lot lines around the under construction guest house structure. Member Wiltshire moved to approve the subdivision as proposed. The motion was affirmed by vote of 4 to 0.

Hearing: Magma Properties for a Restaurant Use on Portland Street, §630 Conditional Use

Applicant & landowner Jon Mogor of Magma Properties LLC appeared before the Board seeking §630 Conditional Use in the §205 Central Business Zone to add the Restaurant Use to parcel 21-171 at 74 Portland Street and to change the conditional hours of operation previously limited by permit 2014-072. Mr. Thomas highlighted that the limit on the hours of operation from Mr. Mogor's recent permit were likely too severe as an existing businesses on the parcel, the Corner Pocket Pub, already operated until 2am on most nights. Mr. Mogor said that he would like the flexibility of 6am to 2am hours of operation for his parcel and for his new coffee shop and restaurant until he figured out what schedule worked best for his new business. He added that it would be unlikely for his Rogue Artisans Café to be open that late on most nights. Mr. Thomas suggested that the Board require a review of the permit at the one year point as a safeguard for the requested 2am closing time. Member Wiltshire moved to add the Restaurant Use to parcel 21-171 at 74 Portland Street and to set the hours of operation at 6am to 2am for the café (with no change to the previous Manufacturing and Light Industry uses hours of operation) provided that the Board retain the right to review this permit within one year from the date of issuance. The motion was affirmed by a vote of 4 to 0.

The meeting adjourned at approximately 7:15 P.M.

Respectfully submitted by Todd Thomas, Zoning Administrator.