

Morristown/Morrisville Development Review Board
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Meeting Minutes of 13 May 2020

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire (electronically)

Members Absent: None

Staff: Todd Thomas, Zoning Administrator

Guests: Nick Donza, and Engineer Tyler Mumley

Call to Order: Chair Nolan called the meeting to order at approximately 6:00 PM.

Minutes: Member Wilson moved to approve the March 11th meeting minutes. A vote of 6-0 affirmed the motion, with Member Trudell abstaining. Member Trudell moved to approve the April 22nd meeting minutes. A vote of 7-0 affirmed the motion.

Continued Hearing: 382 Bridge St, 54-unit §510 Conservation Subdivision (G&D LLC)

Engineer Tyler Mumley and Nick Donza reappeared before the Board representing applicant/landowner G&D LLC, who was requesting §750 Final Plat Approval for a §510 Conservation Subdivision that would create 54 townhouses, clustered in 9 building pods, with associated infrastructure, on Parcels 07-307 & 07-309-1 in the MDR Zone. Chair Nolan noted that the Board, accompanied by Mr. Donza, Engineer Mumley, and the Zoning Administrator, had just conducted a site walk of the subject property. Engineer Mumley said that the slightly reconfigured site was now 6.87 acres in size, with 3.44 acres of permanently protected open space. Engineer Mumley added that the roadway was now 22 feet wide, and that each building pod was 112'x30'. Member Guthmann said she was concerned with the Project's lack of safety lighting. Mr. Donza said that the close proximity of the units will create ample exterior lighting. However, it was decided that the project's intersection with Bridge Street will be illuminated as a condition of approval. During the discussion of the project's trail system, it was decided that the looped walking trail would be a marked nature trail, but that the rail trail connections from the termini of Lake Ridge Lane and Rail Trail Lane shall have the same wearing course as the Lamoille Valley Rail Trail. It was also decided that base coarse of pavement was not required until prior to occupancy. The Board entered into a longer discussion regarding on-site parking. It was decided that the parking for townhouses with garages (Building Pods D, F & H) would remain as shown on the site plans, but that the parking for the non-garage townhouses (Building Pods A, B, C, E, G, & I) would be reconfigured to show 3 spaces, landscaping, 3 spaces, landscaping, 3 spaces, landscaping, and 3 spaces. To accommodate for the landscaping, the parking spaces at each end of the non-garage building pods, shall be placed proud of the structure. The Board concluded its discussion of the project without coming to a conclusion about the need to provide handicapped parking spaces, and without a definitive interpretation of how the ban on architectural repetition in the Zoning Bylaws related to the proposed project, which alternated the architecture of adjacent townhouses, but did not alternate the architecture of adjacent building pods. The majority of the Board was pleased with the revised architectural renderings. Member Trudell moved to continue the discussion of this project in Deliberative Session. A vote of 7-0 affirmed the motion. At the conclusion of the Deliberative Session discussion, Member Wiltshire moved to approve the proposed conservation subdivision and final plat approval with the aforementioned conditions of approval. A vote of 7-0 affirmed the motion.

The meeting adjourned at 8:00 P.M. - Respectfully submitted by Zoning Administrator Thomas