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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 11, 2006

Members Present: Gary Nolan, Paul Trudell, David Silverman, Theresa Breault, Jean Wickart

Members Absent: Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Dana Wildes, Doug Small

Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by David, minutes of the April 27, 2006 meeting were approved.

**WARNED HEARING: SUGAR WOODS LLC, FINAL PLAT APPROVAL, 9-LOT
PLANNED RESIDENTIAL DEVELOPMENT (PRD), DEMARS ROAD**

Gary introduced the application, to be reviewed under sections 790 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Dana Wildes, representing the applicant.

The DRB approved Sugar Woods LLC's request for a 9-lot PRD, with seven single family home lots, a common lot, and retained undeveloped balance, in September 2005. Dana Wildes explained that there is one lot line change from the approved preliminary plat, increasing the lot size of Lot 5 from 1.07 to 2.6 acres. The additional acreage for this change comes from Lot 8, the shared common lot, which becomes 3.9 acres. Total acreage of the PRD remains 14 acres.

Paul made a motion to grant final plat approval for the proposed planned residential development. Theresa seconded the motion and it passed unanimously. Gary signed the mylar survey plat of the PRD.

**WARNED HEARING: DOUGLAS SMALL, CONDITIONAL USE APPROVAL,
EXTRACTION OF SOIL, SAND, OR GRAVEL, RANDOLPH ROAD**

Gary introduced the application, to be reviewed under sections 263, 485, and 630-635 of the zoning and subdivision bylaws. A site walk of the subject property, attended by three board members and the ZA, was conducted prior to this evening's hearing. Theresa administered the sworn oath to applicant Doug Small.

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Doug Small is seeking approval to remove soil from approximately five acres of a 25-acre parcel of farmland on Randolph Road. The current topography of the site makes several areas unusable for cultivation and Doug wants to grade those areas to smooth them out. Soil not used to fill in the graded areas would be sold. The parcel is currently and would remain in the current use program.

Gary reviewed the requirements of section 485, Extraction of Soil, Sand, or Gravel, of the zoning bylaws. He noted the lack of a detailed site plan, including topographic and contour information, from the applicant. He said the board would need additional information on erosion control measures to ensure that the proposed soil removal will not adversely affect adjoining properties. He added that the project may also require a state general construction permit. He suggested the applicant contact the USDA extension office and the state permit specialist to determine what other restrictions and/or permits would be necessary before proceeding.

Doug asked if all these permits would be necessary if he didn't remove soil or sell it. Gary said the local zoning bylaws only apply to removal of soil for sale that is not incidental to a construction project.

Paul moved to recess the hearing on this application pending submittal of all information required by the bylaws. Theresa seconded the motion and it passed unanimously.

The ZA advised that the application for expansion of a non-conforming use at 589 Jersey Heights had been withdrawn by the applicant.

On a motion by Gary, seconded by Theresa, the meeting adjourned at 8:30 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 5/25/06 TB/DS