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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 10, 2007

Members Present: Gary Nolan, Jean Wickart, Karyn Allen, Lauren Traister (alternate), Carl Fortune (arrived late)

Members Absent: Theresa Breault, David Silverman, Paul Trudell

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached list

Chairman Gary Nolan called the meeting to order at 7:40PM. Due to lack of a quorum of members present at the respective meetings, approval of the minutes of April 26 and May 3 were deferred until the next meeting.

WARNED HEARING: SHEILA TYMON, CONDITIONAL USE APPROVAL, TRANSIENT LODGING FACILITY (B&B), 201 PARK STREET

Gary reviewed the application, to be considered under sections 228, 450, and 630-635 of the zoning bylaws. Gary administered the sworn oath to applicant Sheila Tymon.

Sheila Tymon explained her proposal to use her home at 201 Park Street as a 4-unit bed & breakfast. She proposes to operate the B&B on a part-time basis (weekends, holidays, summer) while continuing to live on the premises. There is a separate garage apartment, which would not be included in the business. She provided a site plan depicting a parking area for up to four guest vehicles. Responding to a question from Jean, Sheila said she anticipates having a small (3.75-square foot) sign on the front lawn.

Gary noted that the proposed parking area backs right up to the adjoining property line. He advised Sheila that this would require a setback waiver, as parking areas must otherwise meet the applicable setback distance.

Jean moved to approve the application as presented and to waive the parking area setback requirement. Karyn seconded the motion and it passed unanimously.

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WARNED HEARING: CHRIS WILTSHIRE, CONDITIONAL USE APPROVAL, HOME BUSINESS (FIREWOOD PROCESSING & SALES) 616 STANCLIFF ROAD

Gary reviewed the application, to be considered under sections 263, 460, and 630-635 of the zoning bylaws. Gary administered the sworn oath to applicant Chris Wiltshire and adjoining property owner Audrey DiPaolo.

Chris Wiltshire explained that he has had, in past years, a number of cords of processed (cut & split) firewood delivered to his home on a two-acre parcel on Stancliff Road which he has used for his own personal use and for immediate family, as well as selling some. This past winter, he bought in five truckloads of unprocessed logs (30-35 cords), which he plans to cut and split over the next three years, along with 12-14 cords of processed wood. He plans to sell roughly one-third, use one-third himself, and give one-third to family members who do not reside on the premises.

The logs and split wood are stored at the back of the property, about 500 feet from the road. Chris estimated that he would have 8-10 deliveries of logs and/or split wood per year. He said he would run a chain saw no more than 25-30 hours per year and a log splitter up to 15-20 hours annually. He stated that he would have no objections to conditions limiting the days and hours he could operate such equipment. He noted that there are a number of agricultural uses and home businesses along Stancliff Road near his home.

(note: DRB member Carl Fortune arrived at the hearing at this point)

Gary reviewed a letter from Aaron Blake, who resides next door to the subject property with Audrey DiPaolo, objecting to the application on the basis of incomplete information, a "vague and misleading" site map, concerns about noise, waste disposal, and traffic to and from the site, and his belief that the proposed business is inappropriate for the neighborhood and would diminish property values. He urged the board to visit the site to get a first-hand view of the business and its potential impact on the neighborhood. The letter was entered into the hearing record, along with photos of the site taken this past winter that Mr Blake had presented to the zoning administrator.

Jean moved to recess the hearing to a site walk of the subject property on May 24, 2007. Carl seconded the motion and it passed unanimously.

WARNED HEARING: RCC ATLANTIC (dba UNICEL), CONDITIONAL USE APPROVAL, INSTALLATION OF TELECOMMUNICATIONS ANTENNAS ON EXISTING STRUCTURE, 82 LANPHEAR ROAD

Gary reviewed the application, to be considered under sections 263m, 412.4, and 630-635 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Will Dodge, Mike Lane, Rob Adair, and Brian Frazier, appearing on behalf of the applicant, and adjacent property owner Michael Slaughter.

Will Dodge explained RCC Atlantic's proposal to install up to 12 panel antennas on the side of two silos and to place a 10x12 equipment shelter on the Lanphear farm off Vermont Route 15 East. The antennas would improve Unicel's cellular phone service in the area. He said Unicel tries to avoid building new towers for its antennas, preferring to use existing structures in

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order to minimize any visual impacts. The proposed antennas would be mounted flush on the silos and would be painted the same color as the silos so as to blend in. The equipment shelter would be placed behind existing farm buildings and would not be visible from surrounding properties or roads.

Brian Frazier explained the site selection process used to identify this site, saying it would complement the service provided by their antennas on Cote Hill and expand the capacity of their system in the Morristown area.

Will Dodge cited data in their application showing that the radiation hazard risk from the proposed antennas would be 50 times below the Federal Communications Commission (FCC) minimum safe level for such equipment.

Adjacent resident Mike Slaughter said after reviewing the information in the application and the computer-generated depictions of the silos with the antennas installed that he was satisfied there would not be a negative visual impact or health risk from the project.

Gary read an email from adjoiner Chris Moran expressing concern that the antennas and equipment shelter would mar his view and devalue his property.

Jean moved to approve the application as presented. Karyn seconded the motion and it passed unanimously.

WARNED HEARING: RCC ATLANTIC (dba UNICEL), CONDITIONAL USE APPROVAL, ADDITIONAL TELECOMMUNICATIONS ANTENNAS ON EXISTING TOWER, 104 WHITE BIRCH ROAD

Gary reviewed the application, to be considered under sections 263m, 412.4, and 630-635 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Will Dodge, Mike Lane, Rob Adair, and Brian Frazier, appearing on behalf of the applicant.

Will Dodge explained UniceL's proposal to add six more antennas to the six antennas it currently has installed on the WLVB tower on Cote Hill. The new antennas, intended to provide additional cellular phone service capacity in the Morristown area, will be mounted at the same height (125') as the existing UniceL antennas and would be painted the same grey color.

Rob Adair addressed the structural capacity of the tower to accept the additional antennas. After the existing antennas were installed several years ago, along with similar antennas used by a different cellular phone service provider, the tower was at or close to its structural load limit. The proposed additional antennas require that the tower's lattice structure reinforced at three points and that the existing guy wires and anchors be replaced. He said the new anchors would be placed as close to the existing anchors as possible.

The ZA presented an email from adjoining property owners Kevin and Joan Carter opposing the application on the basis of concerns regarding possible adverse health impacts and diminished property values. They also questioned how many more times would this or other applicants request approval to add more antennas on this tower.

The ZA advised that he had replied to the Carters' email, reiterating the FCC's jurisdiction over any radiation hazard issues arising from this and other similar proposals. He asked Rob Adair if, with the proposed structural enhancements, the tower would be at its maximum load-bearing capacity. Mr Adair said that it likely would be.

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Jean moved to approve the application as presented, with the condition that the new antennas be painted and maintained in the same grey color as the existing antennas and the tower. Lauren seconded the motion and it passed unanimously.

On a motion by Carl, seconded by Jean, the meeting adjourned at 9:20 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 7/26/07 KA/JW