

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 10, 2001

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Mary Brainard, Paul Trudell, Jean Wickart and David Silverman.

Members Absent: Tom Paine

Guest: Dr. Philip Kiely, Susan Kremelberg, Susan Kneeland, Dean Manning, Kevin Amy, Kevin Lane, and Roy Marble.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of March 28, 2001, as written.
Paul seconded the motion and it passed unanimously.

The following site walks were conducted prior to tonight's hearings: James and Susan Kremelberg property, Mud City Loop; H.A. Manosh Corp. property, Brooklyn Street; Susan Kneeland property, Stafford Avenue; and Theodore Barnett property, Carpenter Farm Road.

**PRE HEARING, JAMES AND SUSAN KREMELBERG, TWO LOT SUBDIVISION,
MUD CITY LOOP.**

Gary opened pre hearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Susan Kremelberg and Philip Kiely.

Ms. Kremelberg explained that they are keeping 11+ acres of the 35 acre parcel and selling the 23+ acre parcel to the Mr. Kiely and his wife. Mr. Kiely will have a 50 foot deed right of way for access to the lot.

Mary made a motion that the application meets the town plan.

Theresa seconded the motion and it passed unanimously.

**WARNED HEARING, SUSAN KNEELAND, 10' X 38' PORCH, FRONT SETBACK
WAIVER REQUEST, STAFFORD AVENUE.**

Gary opened the warned hearing and gave an overview of the application. The application will be reviewed under Sections: 210, 214, 214.1, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Planning Bylaws.

Theresa administered the sworn oath to Susan Kneeland and Dean Manning.

Ms. Kneeland explained that she wishes to put a 10' X 38' porch on the front of the house facing Stafford Avenue. The proposed porch will be 42' from the centerline of Stafford Avenue.

Gary noted from the application that the porch will be 42' from the centerline of Stafford Avenue and that she would need a three foot waiver on the front setback.

Theresa made a motion to grant the three foot front setback waiver.

Jean seconded the motion and it approved unanimously.

**PRE-HEARING, THEODORE BARNETT, RECONFIGURATION OF A FIVE LOT
SUBDIVISION, CARPENTER FARM ROAD.**

Gary opened the pre hearing and gave an overview of the application. The application will be reviewed under Sections: 660-662 and 700-860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Roy Marble who is representing Theodore Barnett.

Mr. Marble explained that North American Consulting Group representing Mr. Barnett and received a subdivision permit for a six lot subdivision in 1996. One lot was sold and the remained five lots are undeveloped. They now propose to reconfigure the remaining lots in the subdivision. Primarily they wish to move the development road back to where the woods road was, have individual septic systems rather than a community septic system, and bring the house site out of the gully and put them on higher ground. Lots B & C will have they septic systems on their lot, lots D & E will have their septic where the community septic system was going. The fire pond and dry hydrant are almost done, seeding and mulching is left to be done.

Jean made a motion that the subdivision conforms to the town plan.

Paul seconded the motion and it passed unanimously.

**WARNED HEARING, H.A. MANOSH CORP., 26' X 51'4" ADDITION TO EXISTING
CARWASH, BROOKLYN STREET.**

Gary Nolan and Paul Trudell recused themselves from this hearing due to a conflict of interest and left the building.

David Silverman chaired this hearing. David opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 210, 213.a, 450-454, 500-503.4, 630-637 and 660-662 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Mr. Amy explained they wish to add two additional bays and a mechanical room to the existing carwash. One bay will be another automatic carwash and the other is a self service bay.

They expect about a 10% increase in cars and hope to reduce the number of cars waiting at times to get into the automatic carwash. The existing carwash water goes into a leachfield in front of the carwash. However, the State will not allow new or expanded carwashes to use a leachfield they must go into a Municipal sewage treatment facility. The septic system for the existing four bays can handle 2,000 gallons per day on average or 500 gallons per bay. They have applied to hook onto the municipal sewer system and the meeting will be coming up soon. The sewage treatment plant has a concern about the phosphates in the soaps and Mr. Amy will be sending them the specs on the soaps as well as they are checking into what other soaps are available. They will add one additional catch basin in the front. The addition will be two feet taller to accommodate taller vehicles. The fence will be extended up to the last bay as it currently is and they will add a few shrubs to match the exiting landscaping. Additional exterior lighting will be recessed soffit lighting.

Theresa made a motion to approve the application with our standard condition and that they get approval to hook onto the municipal sewage system.

Mary seconded the motion and it passed unanimously.

David made a motion to adjourn the meeting 8:41 PM.

Jean seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.