

Morristown/Morrisville Development Review Board
P.O. Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of 1 May 2019

Members Present: Karyn Allen, Susanna Guthmann Burnham, John Gloss, Gary Nolan (Chair), Laura Streets, and Paul Trudell

Members Absent: Mary Ann Wilson

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Ruth & Ed Wesolow, Doug White, and Engineer Tyler Mumley

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:50 PM. Member Allen moved to approve the April 24th meeting minutes. A vote of 5-0 affirmed the motion (Member Gloss had left the room).

Hearing: 2648 Randolph Rd, \$500 Site Plan for Mountain River School (Elusive Reality)

Chairman Nolan began the continued \$500 Site Plan Approval hearing to locate a school at 2648 Randolph Rd (Parcel 13-004) on land owned by Wesolow VT Realty Trust by noting that a site walk of the property had just concluded. Present at the site walk were the 6 seated board members, Zoning Administrator Thomas, Ed Wesolow, Todd Perras, Jim Rauchman, Doug White and Engineer Tyler Mumley representing the applicant. The Board members discussed where landscaping should be planted to better screen the project from neighboring and roadside views. The Board also discussed the proposed sidewalk and project lighting. Member Trudell moved to close the hearing and continue the discussion in Deliberative Session. The motion was affirmed by a vote of 6-0. At the conclusion of Deliberative Session, the Board concluded that a landscaping plan showing the following plantings should be submitted for Zoning Administrator approval prior to construction commencing on the school buildings:

1. 2 or 3 trees shall be added to the east end of exiting island of trees north of building #1 to break up distant views of this building from the Rauchman property.
2. 2 deciduous and 2 coniferous trees shall be planted close to the Rauchman property line to help break up direct views of the project.
3. 3 groups of bushes shall be planted to break up parking views from the Rauchman home.
4. 3 street trees shall be added south of the site's exit driveway along Randolph Rd
5. The dumpster shall be screened by a combination of fencing and minor landscaping.
6. The southernmost parking lot for school building #2 shall be heavily screened to block any view thereof from Randolph Rd and the residential properties across the street. Alternatively, the applicant may delete this southernmost parking lot from the site plan, as the Board believes too much parking is being provided.

The Board then added 5 non-landscaping conditions of approval as follows:

- A. All exterior lighting shall be turned off for the night within one hour of school letting out for the day or within one hour of the conclusion of any school related events.
- B. The proposed internal sidewalk shall be protected from parking lot encroachment by boulders or some other similar means of delineation.
- C. The site plan shall be amended to spell the applicant's name correctly.
- D. Any addition development done for the school shall require a full Board review.
- E. Approval of this project is subject to a 1, 3, and 5 year Board review.

Member Allen moved to approve the proposed project with the aforementioned landscaping and other conditions of approval. The motion was affirmed by a vote of 5-1.

The meeting adjourned at 8:10 P.M. - Respectfully submitted by Zoning Administrator Thomas