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MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

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Minutes of April 30, 2009

Members Present: Gary Nolan, Ron Stancliff, Paul Trudell, Theresa Breault, Karyn Allen, Chris Wiltshire, Brian Irwin (alternate)

Members Absent: Jean Wickart

Recorder: Mark Leonard, Zoning Administrator (ZA)

Prior to the start of the public hearing, the Board conducted a site walk of the proposed eight-lot subdivision on the Margaret Reynolds property off Cottage Street attended by Gunner McCain, representing the applicant.

Chairman Nolan called the public meeting to order at 7:30 PM. On a motion by Theresa, seconded by Karyn, minutes of the March 12, 2009 meetings were approved as presented.

WARNED HEARING: CLIFFORD & BONNIE MANOSH, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 640 DARLING ROAD

Gary introduced the application, to be reviewed under sections 264, 730, 740, 780, & 810 of the zoning & subdivision bylaws. Theresa administered the sworn oath to applicant Clifford Manosh. No other interested parties were present.

Clifford Manosh described his proposal to subdivide his 18-acre parcel on Darling Road into two lots. Lot 1 containing the existing house, would be 11.65 acres; lot 2, intended for a new single-family home, would be 6.25 acres. Both lots will have individual on-site water and wastewater disposal systems; a state water supply & wastewater disposal system (WW) permit is pending. Access to the proposed new lot would be via a proposed right-of-way across Lot 1.

Paul noted that a small section of the existing driveway off Darling Road and a segment of the proposed right-of-way appear on the site plan to lie on the adjoining Kittell property. The ZA suggested that the applicant could come to an agreement with the adjoiner on a lot line adjustment to correct this deficiency.

Paul moved to grant preliminary plat approval of the application with the condition that the applicants negotiate a lot line adjustment with the owners of the adjoining Kittell property so that the existing driveway to Lot 1 and the proposed right-of-way serving Lot 2 lie entirely within the Applicants' property on Lot 1. Karyn seconded the motion and it passed unanimously.

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WARNED HEARING: MORRISTOWN CENTENNIAL LIBRARY, SITE PLAN APPROVAL, 5,000-SQUARE FOOT LIBRARY ADDITION, 7 RICHMOND STREET

Gary introduced the application, to be reviewed under sections 227 & 500 of the zoning & subdivision bylaws. Paul recused himself from hearing this application as he is the project designer. Theresa administered the sworn oath to Library Trustees Sue Sargent and Ruth Brown, representing the applicant, Paul Trudell (project designer), adjacent property owner Phil Cardinal, and Village resident Chris Ransom. No other interested parties were present.

The hearing had been recessed on March 12th pending action by the Select Board to allow the library to include a new parking area, to be located on the opposite side of Richmond Street from the library, in the site plan proposal. Sue Sargent reviewed the project, which would provide approximately 5,000 square feet of much-needed additional space for the library. She presented a revised conceptual site plan which included a 12-space parking lot on the former Cole property, now owned by the Town. She said the Select Board had agreed to establish a municipally-owned and maintained parking lot on this property. Paul Trudell described planned landscaping improvements to the lot intended to screen it from adjoining residences.

The ZA presented the Town Highway Superintendent's concerns regarding curbing within the proposed parking area and how it might impact snowplowing operations on the lot. Ron S asked if the lot would be paved; Paul replied that it would be.

Phil Cardinal said the planned new parking area would alleviate some of his traffic concerns. He asked if the planned parking spaces along the front of the library, along Richmond Street, were being moved three feet closer to the building, as had been discussed at the previous hearing. Sue said they intended to do so. The ZA added that the designated handicapped parking spaces were located in this area, closest to the planned main entrance.

Phil asked about the use of the community room proposed in the library addition; what hours & days would it be available for use and were there any planned restrictions on its use. Sue said the room would be available to various community groups and organizations and that the access was planned so that the room could be used outside of the library's operating hours. She said the Library Trustees did not intend to restrict its use.

Phil said he remained concerned about potential noise, traffic, and activity stemming from use of the community room and asked the Board to consider setting limits on its hours of availability. He also asked how far back from the adjacent cemetery the new structure would be. Paul responded that it will be 32 feet from the cemetery property boundary.

Chris Ransom expressed his opinion that the proposed landscaping & parking plan was poorly designed.

Ron moved to grant site plan approval of the application with the condition that the parking spaces along the front of the library building be moved three (3) feet closer to the building. Karyn seconded the motion and it passed unanimously.

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WARNED HEARING: MORRISVILLE WATER & LIGHT DEPARTMENT, CONDITIONAL USE & SITE PLAN APPROVAL, WATER STORAGE FACILITY (& RELATED INFRASTRUCTURE, PARK STREET

Gary introduced the application, to be reviewed under sections 263g, 500, and 632-636 of the zoning & subdivision bylaws. Theresa administered the sworn oath to Craig Myotte and Jim Fontaine of Morrisville Water & Light Dept (MW&L), representing the applicant, and Justin Dechen (project designer). No other interested parties were present.

MW&L proposes to construct a 415,000-gallon, 42-foot diameter, 40-foot high concrete water storage tank to serve the Village of Morrisville's water system. A 12-inch water main will be constructed to connect the new tank to the existing water line located on the property. An existing access road on the property will be improved and extend to reach the site, which will be secured by a six-foot high security fence around the tank area. The site will be unmanned with, on average, one site visit weekly by MW&L staff.

Jim Fontaine explained the need for additional water storage capacity and described problems with low water pressure in the Fairwood Parkway area of the Village of Morrisville, which the new tank will resolve. The tank will increase pressure in the affected area to 45 PSI.

Paul asked what the base elevation of the tank would be and would it be visible from surrounding areas. Jim said the base elevation will be 900 feet and that terrain and existing trees should screen the tank from view from Routes 12, 15, & 15A and any nearby residences.

Ron asked if the project lies within the wellhead protection area (WHPA) serving MW&L's wells downslope. Jim said it was located just outside the WHPA. Ron asked if the project would require a state construction general stormwater permit; Jim said it would.

Paul moved to grant conditional use & site plan approval of the application. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: MARGARET REYNOLDS, FINAL PLAT APPROVAL, 8-LOT SUBDIVISION, COTTAGE STREET

Gary introduced the application, to be reviewed under sections 750, 770, 790, & 810-860 of the zoning & subdivision bylaws. He noted that preliminary plat approval had been granted on February 26, 2009, subject to a site walk prior to final plat approval. The Board conducted a site walk of the proposed eight-lot subdivision prior to the start of this evening's hearings. Theresa administered the sworn oath to Gunner McCain of McCain Consulting, representing the applicant. No other interested parties were present.

Gunner reviewed changes and updates to the plan approved in February. The existing driveway access off Cottage Street would be moved approximately 100 feet west on Cottage Street on the proposed Lot A. Lots A and B would be served by municipal water & sewer services, with the remaining lots on the sewer system and having their own drilled wells.

The planned internal road will be built and maintained to Town road standards up to the point where it serves three or fewer lots (Lots D, G, & H). Electric power lines will be above ground, located within the road right-of-way, extending underground from the road to individual home sites. Sewer lines will be located within the road right-of-way.

The proposed development will disturb a total area of 4.92 acres, with 1.45 acres of impervious surface created. The applicant has proposed a stormwater treatment plan for the project and will obtain state Stormwater Construction and Operational Stormwater permits. Construction of the stormwater ponds will be phased in during road and lot development. A homeowners association will be formed to maintain the planned stormwater system and any other common infrastructure.

Ron moved to grant final plat approval of the application, with the condition that existing mature trees on steep slopes of the property shall be retained to the maximum extent possible, consistent with clearing required for the development road, utilities, and individual home sites. Theresa seconded the motion and it passed unanimously.

OTHER BUSINESS: DRB Chairman Nolan reviewed and signed the mylar survey plat of the Francis Huard 2-lot subdivision off Needle Eye Road.

The meeting adjourned at 8:50 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 6/11/09