

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

April 28, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan (Chair), Paul Trudell, Ron Stancliff and Jean Wickart

Members Absent: Chris Wiltshire

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: Professional Engineer Jennifer A. Desautels of Trudell Consulting Engineers

Member Nolan called the meeting to order at 7:30 PM. Member Breault moved to approve the March 10, 2011 meeting minutes as presented. The motion was affirmed by a vote of 7-0.

WARNED HEARING: CCS Development, Off Houle Ave & VT Rte 15E, CU & SDPA

ZA Thomas introduced the application of CCS Development LLC, which was seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct two office buildings and associated infrastructure on undeveloped land located at the corner of Vermont Route 15 East and Houle Avenue (Parcels 08-071 & 08-071-2) under uses: Business/Professional Office & Business Services. Professional Engineer Jennifer A. Desautels of Trudell Consulting Engineers explained the proposed project and its permitting history. She noted that the two office buildings proposed by the application were previously permitted by the Board in 2008, but that permit had expired. She added that the new application included more site sensitive engineering, eliminating a retaining wall along VT Rte 15E and moved the proposed water line to a less problematic location. Ms. Desautels said that a sewer agreement for the entire commercial subdivision was recently reached with H.A. Manosh and that her client hoped to begin construction this season. ZA Thomas asked if the applicant would be amenable to a condition of approval that required that the road and associated infrastructure be complete before zoning permits could be issued for the new office buildings. Ms. Desautels said that the road will be in place before the buildings are constructed. ZA Thomas noted that the proposed lighting plan and the landscaping plan fell short of complying with their respective zoning requirements. Ms. Desautels agreed to revise the lighting plan before zoning permits can be issued for the new office buildings so that the parking lot lighting is compliant with §490.3.iii of the Bylaw, which requires illumination levels between 0.2 foot candles and 0.3 foot candles. Member Trudell and Member Allen discussed the Bylaw's tree planting requirements. It was decided by consensus that per §639.3d of the Bylaw, deciduous shade trees shall be planted every 30 to 50 feet, to the extent practical, along the entire Vermont Route 15 frontage of both Lot 1 and Lot 2 and that one additional shade tree shall be added on the eastern edge of the parking area of Lot 1 – between the two proposed Newport Green Ash Trees. Member Stancliff moved to approve the proposed application provided that the approval was conditioned for the agreed upon construction sequencing of the roadway, the lighting plan changes and the additional landscaping. The motion was approved by a vote of 7-0.

The meeting adjourned at approximately 8:45 PM.
Respectfully submitted, Todd Thomas, ZA