Morristown/Morrisville Development Review Board
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Meeting Minutes of April 27, 2017

Members Present: Karyn Allen, Theresa Breault (alternate – present for all three hearings via teleconference), John Gloss, Gary Nolan (Chair), Paul Trudell & Chris Wiltshire (via teleconference for the Manosh hearing only)
Members Absent: Brian Irwin, Susanna Guthmann & Andrew Strniste (alternate)
Staff: Todd Thomas, Zoning Administrator
Signed-in Guests: Max Paine, Melissa Pena, Kevin Amyot, Jean Jenney, Dan McLaughlin, Graham Govoni, Judy Bickford, Eric Montminye, Ryan & Jasmine Farrell

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Trudell moved to approve the March 30th meeting minutes. The motion was affirmed by a vote of 5-0.

Hearing: 248 Maple St., §750 Final Plat 2-lot subdivision approval (Habitat for Humanity)
Applicant Lamoille County Habitat for Humanity appeared before the Board requesting §750 Final Plat Approval to subdivide 8,000 ft2 of land owned by Sharon Duquette & Shawn Levaggi, located at 248 Maple Street, parcel 23-192, in the §250 Medium Density Residential Zone. Dan McLaughlin and Judy Bickford spoke at the hearing on behalf of Habitat for Humanity, the buyer of proposed Lot 2. Attorney Graham Govoni spoke at the hearing on behalf of the subdividers, Sharon Duquette & Shawn Levaggi. Zoning Administrator Thomas said that the subdivision met zoning requirements and had already received its wastewater permit. Member Allen moved to approve the subdivision as proposed with the Board's standard conditions. The motion was affirmed by a vote of 5-0.

Hearing: 64 West High Street, §460 Home Business for computer camp (Farrell)
Applicants/landowners (contract) Ryan & Jasmine Farrell appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval to add the §460 Home Business use for computer classes for adults and a computer coding summer camp for children on parcel 23-044 at 64 West High Street in the §250 Medium Density Residential Zone. The Farrell's said that no exterior changes to the property were planned as part of their home business, including the parking area, which is large enough to handle the parking and drop-off/pick-up for the proposed computer classes. They said that the classes would be limited to 16 people and that the summer camp would be weekly, overnight, and focus on 8 to 14 year olds. They added that both the adult and child computer classes would be Monday through Friday only and that the summer camp would take place in June, July and August. Chair Nolan reminded the applicants that the Home Business use was limited to 30% of the property. Mr. Thomas said that the house and accessory building, at almost 4,000 ft2 can easily accommodate the space for the proposed Home Business use. Member Trudell moved to approve the project as proposed with the Board's standard conditions and with the additional limitations that the Home Business shall only take place on Monday through Friday and will be limited to 16 people at any one time. The motion was approved by a vote of 5-0.

Hearing: 250 Ind Pk Dr, §500 Site Plan & §630 Cond. Use for Capstone Daycare (Manosh)
Applicant/landowner Manosh Properties LLC appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval to add the Daycare and Business/Professional Office uses within a proposed 9,200 ft2 building on parcel 08-078 at 250 Industrial Park Drive in the §230 Industrial Zone. Members Trudell and Nolan recused themselves from the hearing due to conflicts. Kevin Amyot of Manosh Properties and Melissa Pena of Capstone Community Action relayed the proposal for the new Capstone building to the Board. The 9,200 ft2 building would consist of professional office space and classroom space for Head Start. Ms. Pena said that Capstone serves 105 people in the community and will have as many as 45 children in the four proposed classrooms. Ms. Pena noted that fenced-in play space for the children was also proposed. Upon a question from Member Allen, Ms. Pena said that the hours of operation would be from 7am to 5:30pm Monday through Friday. Mr. Thomas said that he recently approved an access permit for the proposed driveway. A discussion then ensued about the proposed sidewalk and its lack of connection out to Industrial Park Drive. Kevin Amyot said that he thought that this sidewalk connection to Industrial Park Drive was needed due to the likelihood of client foot-traffic. Mr. Thomas said that there would be a condition as such on the permit approval. Member Allen moved to approve the project as proposed with the Board's standard conditions, provided that the as-discussed sidewalk connection is made and that the Capstone program is limited to 50 children and hours of operation from 7am to 5:30pm Monday through Friday. The motion was affirmed by vote of 4-0.

The meeting adjourned at 7:30 P.M. - Respectfully submitted by Zoning Administrator Thomas