

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

Meeting Minutes of 24 April 2019

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

Members Absent: Chris Wiltshire attended the meeting, but was not seated because it had already started at the time of his arrival

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests:

For the Stewart duplex hearing: Ed & Steve Stewart

For the Mountain River School site plan hearing: Kristen Connelly, Bob Stevens, Nancy Pritchard, Diane & Rick Hallenbeck, Nancy Rooney, Ruther & Ed Wesolow, Tony DePaul, Kary Bennett, Sunny Brink, Milan Kubalow, Jim Rossiter, Rebecca & James LeScolea, James Rauchman, Julie Chauvin, Todd Perras, and Engineer Tyler Mumley

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:00 PM. Member Wilson moved to approve the January 9th meeting minutes. A vote of 5-0-1 affirmed the motion with Member Trudell abstaining.

Hearing: 187 VT Rte. 15W, §500 Site Plan & §630 Conditional Use (Stewart Estate)

Ed and Steve Stewart appeared before the Board on behalf of their father's estate requesting §630 Conditional Use and §500 Site Development Plan Approval to convert a portion of the existing commercial space into a one-bedroom apartment located at 187 VT Route 15 W (Parcel 20-33) in the §210 Commercial Zone. The Stewart brothers explained that the approximately 900 ft² commercial space that was previously rented by Parker Insurance would be converted into the residential apartment. Member Allen asked and was told that no new lighting was proposed. Chair Nolan said that there seemed to be ample parking, especially given that a commercial use was being converted into a residential use. Member Trudell asked about the location of the door to the apartment and was told that it would be located at the front of the building, but possibly facing the side parking. Member Trudell moved to approve the proposed project with the Board's standard conditions. A vote of 6-0 affirmed the motion (Member Burnham did not vote as she arrived just after the motion was made).

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

Tyler Mumley of Mumley Engineering appeared before the Board on behalf of Elusive Reality LLC for a request for §500 Site Plan Approval to locate a school at 2648 Randolph Rd (Parcel 13-004) on land owned by Wesolow VT Realty Trust. The proposed Mountain River School, which is subject to a limited zoning review per 24 VSA §4413b, will consist of two 2,200 ft² buildings that will accommodate up to 25 people each for a pre-school and elementary school and associated parking and access improvement on Randolph Road. Engineer Mumley distributed a revised site plan to the Board that addressed vehicular movement concerns with the original school proposal expressed by Town Department Heads. Zoning Administrator Thomas said that the Town Road Foreman and the Police Chief viewed the revised one-way circulation as a significant improvement versus the previous site plan. Mr. Thomas added that the Morristown Road Policy typically only allows one curb cut per parcel, but the highway department was understanding of the need for a second curb cut for a school use, especially if school-busses were ever introduced onto the property. Engineer Mumley said that 40 parking spaces, which was more than required, was shown on the site plan. He explained that the school

and its culture promote staggered drop-off and pick-up times for the children, which creates a dispersion effect for traffic. He added that the traffic analysis was conducted for the school, which showed that about 35 trips were generated for each peak commute time onto Randolph Road. Upon a question, Mr. Thomas said that he believed from past traffic counts that there were more than 1,000 cars per day traveling this section of Randolph Road. Mr. Mumley said that both buildings will feature an open interior that is approximately 40x60 in size, with a building height of 15.5 feet. Mr. Thomas said that the Fire Chief had requested Knox boxes on the buildings and a water source for fire suppression, such as a pond and dry hydrant. Engineer Mumley said that a pond was not planned and would be quite hard to accommodate on a site that was made tight by wetlands and their corresponding buffer zones. He added that the two school buildings were open rooms, each with three direct exits to the outside, making escaping the building during a fire relatively easy. A discussion ensued regarding the proposed lighting on the property. Bollard and pole lights were proposed and all would be compliant with the exterior lighting section of the zoning bylaw. Engineer Mumley added that all exterior lighting would be set on a timer so it turned off after the school day was over. He said that a dumpster would also be added to the property that would be screened. It was discussed that a likely condition of project approval would require that any additional development done for the school to require a full Board review. Member Allen suggested a 1, 3, and 5 project year review as a condition of any approval of this site plan. Member Allen also suggested a condition of approval that required all the proposed down-lighting to be turned off when the school is not in session, or when a school related event is not taking place.

A myriad of people in the audience, some of which had children enrolled in the school, expressed support for the proposed development. A few neighboring property owners expressed concerns about the proposed development. Jamie Rauchman expressed concerns about traffic impacts and light pollution. Todd Perras was concerned about more additional stormwater runoff heading towards his property. Julie Chauvin questioned how the school was calculating its enrollment, as there were only 21 students now and the planned facilities are assuming that the school population will more than double. Engineer Mumley responded that his client is willing to be proactive with adding landscaping to screen school building #1 from the Rauchman property, but that the wetlands areas make it difficult to totally screen the school site from all views. He added that the existing landscaping on the property already provides relatively good screening.

Member Trudell moved to recess the hearing for a site walk of the property to take place at 6:00 PM on May 1st that would be followed immediately by reconvening in the Community Meeting Room at 6:45 PM to continue the hearing. The Board asked the applicant to stake the corners of the building and parking areas for the site walk. It was discussed that a balloon would be used to show the actual height of the building at the site walk. The recess and site walk motion was approved by a vote of 7-0.

The meeting adjourned at 7:55 P.M. - Respectfully submitted by Zoning Administrator Thomas