

Morristown/Morrisville Development Review Board
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Meeting Minutes of 22 April 2020

Members Present (electronically): Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire

Members Absent: None

Staff: Todd Thomas, Zoning Administrator

Guests (electronically): Nick Donza, and Engineer Tyler Mumley

Call to Order: Chair Nolan called the meeting to order at approximately 6:07 PM.

Minutes: Approval of the prior minutes were tabled until a future in person Board meeting.

Continued Hearing: 382 Bridge St, 54-unit \$510 Conservation Subdivision (G&D LLC)

Engineer Tyler Mumley and Nick Donza appeared before the Board electronically representing applicant/landowner G&D LLC, who was requesting \$750 Final Plat Approval for a \$510 Conservation Subdivision that would create 54 townhouses, clustered in 6 building pods, with associated infrastructure (new road access coming from 382 Bridge Street), on Parcels 07-307 & 07-309-1 in the Medium Density Residential Zone. Engineer Mumley walked the Board through the site plan for the 9 building pods (54 townhouses), associated infrastructure, and approximately 3.4 acres of open space that would be permanently protected per \$510 conservation subdivision requirements. Engineer Mumley said the development would be served by underground power, and the existing easement through the project for overhead electrical would be abandoned. Members Guthmann and LeBlanc stressed a need for some outdoor storage for Building Pods A, B, & C (that back up to the rail trail). Trash, recycling, and compost handling was also considered. The Board discussed the proposed architectural renderings submitted for Building Pods A, B, & C at considerable length. The Board suggested that the applicant consider altering the design to incorporate more traditional pitched rooflines for all nine building pods. The Board also discussed if the Zoning Bylaw's requirement prohibiting the repetition of the same architectural building regulated each adjacent townhouse, or only each adjacent building pod. Parking and the proposed walking trails on the property were also discussed. Chair Nolan suggested that the hearing be continued until May 13th at 6pm, with a site walk of the property taking place prior to the meeting at 5pm. Member Wiltshire moved to recess the hearing until 13 May 2020, and to immediately enter into Deliberative Session to end the evening's discussion of the project. The motion was affirmed by a vote of 7-0. At the conclusion of the Deliberative Session discussion, Zoning Administrator Thomas was directed to provide the applicant with the following directives from the Board:

1. The architectural renderings shall be revised to incorporate more traditional pitched rooflines for all 9 building pods.
2. Each adjacent townhouse shall be a different architectural building. The applicant is encouraged to provide a larger articulation than 8 inches between the front façade plane of each townhouse.
3. The applicant is also encouraged to provide architectural differentiation between adjacent building pods.
4. There is too much parking provided on the site plan, and not enough green space in front of the townhouses. As such, the middle four exterior parking spaces for each building pod with garages (D, F & H) shall be deleted from the site plan. Efforts shall be made to break up the common strip parking for the building pods that back up to the rail trail (A,

B, & C), and the building pods with full basements (E, G, & I). The redesigned parking shall appear more as private driveways, rather than communal strip parking (like that of a motel). A street tree shall be added to the site plan in each area where parking is being deleted. The applicant may provide on-street parking, and satellite guest parking areas, if he feels he needs to replace the parking spaces being lost by these changes.

5. The proposed walking trails from Rail Trail Lane and Lake Ridge Lane that connect to the rail trail, including a looped trail from the townhouses down to the river, shall be shown on the revised PUD plan. The applicant is encouraged to incorporate a stretch paralleling the river to the required looped walking trail.
6. The applicant shall provide some sort of exterior storage, whether side or rear, for Buildings Pods A, B, & C (because they do not have garages or basements).
7. For ease of identification, the dwelling unit numbers shown on the site plan shall be changed to the e911 numbers for each townhouse that were provided by the State.
8. The centerline of the roadways and the corners of each building pod shall be staked in the field by the applicant to facilitate the planned May 13th site walk.

The meeting adjourned at 8:30 P.M. - Respectfully submitted by Zoning Administrator Thomas