Morristown/Morrisville Development Review Board
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Meeting Minutes of 14 April 2021

Members Present: Karyn Allen (alternate), Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, and Chris Wiltshire
Members Absent: Susanna Burnham, Paul Trudell, and Mary Ann Wilson
Staff: Todd Thomas, Zoning Administrator
Guests: Chris Chauvin, Graham Mink, Engineer Tyler Mumley, Lori Barg, Ira Marvin, Michael Lazar, Tom Bjerke, Patricia Walker, and Stephen Walker

Call to Order: Chair Nolan called the meeting to order, electronically via Zoom, at 6:00 PM.

Minutes: Member Wiltshire moved to approve the March 10th meeting minutes. A vote of 4-0-1 affirmed the motion, with Member Allen abstaining.

Hearing: §750 Final Plat, modify Southview Dr. 6-lot conservation subdivision (CCS)
Representing CCS Development LLC, Chris Chauvin and Engineer Tyler Mumley appeared before the Board requesting §630 Conditional Use & §750 Final Plat Approval to modify the conservation subdivision approved by the Board on 2/24/2021 that subdivided land (which the Board considered to be located in Low Density Residential Zone) to create only 2 new house lots from a portion of 34 acre Parcel 08-090, with the proposed 2+ acre house lots fronting on a new development road (Southview Drive) that accesses VT Route 15 E. Engineer Mumley explained that the modified subdivision relied on the same private road, which would be 16-feet wide and gravel, as the previously approved subdivision. Upon a question from Member LeBlanc, Mr. Thomas confirmed that the modified subdivision was a conventional subdivision, and that no dedicated open space was being provided per the conservation subdivision bylaw. He added that he expected the applicant to seek administrative approval of future subdivision lots on Southview Drive once the Board approved the new road layout via this subdivision approval. Member Wiltshire moved to approve the subdivision as proposed. A vote of 5-0 affirmed the motion.

Hearing: §750 Final Plat, 734 Elmore Street, 2-lot subdivision (Mink Properties LLC)
Representing Mink Properties LLC, developer Graham Mink, and Engineer Tyler Mumley, appeared before the Board requesting §750 Final Plat Approval to subdivide 0.58 acre Parcel 24-044 at 734 Elmore Street to create a 0.29 acre lot for a new single-family home. Engineer Mumley said that the utilities for the newly proposed single-family home would be located underground, and that they hoped to tie into the old sewer and water lines of an mobile home that used to be located in the northwest corner of the lot. Chair Nolan said he was appreciative of efforts to not have to cut into the new pavement on Elmore Street. Engineer Mumley clarified that the new house lot, and the existing lot, on which the 3-family apartment building sat, would both be 0.29 acres in size. Mr. Thomas noted that he received abutter letters on this project from Madeleine Bertrand-Gerndt, Patricia Walker, and Stephen Walker. In response to Ms. Walkers comments, Mr. Mink said that stockade fence would be installed between the two subdivision lots (partial) and along the common property line of the new lot and the Walker property. Member Wiltshire moved to approve project as proposed. A vote of 4-0 affirmed the motion, with Member Allen recusing herself from the vote.

Hearing: §630 CU & §500 SPA to convert garage at 182 Childrens Village Rd (Very Berry)
Lori Barg of Very Berry LLC appeared before the Board requesting §630 Conditional Use and

§500 Site Plan Approval in the Rural Residential Agricultural Zone to convert the existing garage at 182 Childrens Village Road into a single-family home when there is already a §437 Non-Conforming multi-family home use on Parcel 12-150-3. She said that she recently purchased the 7.17 acres of land on Childrens Village Road for a berry picking operation on the west side of the property, and the existing 4-unit apartment building on the east side of the property. She added that, if the requested residential conversion was approved, she planned to add a small 12x18 addition to the existing single-bay garage. Upon a question from Member Streets, Ms. Barg said that the garage conversion would be served by its own septic and well. Board Members discussed if the garage should be required to be set on its own lot as a condition of approval. Ms. Barg said that she would be more comfortable with a condition of approval that instead prohibited the garage being converted into a duplex. Chair Nolan said that the Board could approve this application under §435 Expansion of Non-Conforming Uses without the new lot lines being discussed. Member Wiltshire moved to approve the project as proposed, provided that no other residential units shall be created without this garage conversion being set off on its own lot. Mr. Thomas added that a State WW permit should be required before the garage is converted. Member Wiltshire agreed to add this WW condition to his motion. The revised motion was approved by a vote of 4-1, with Member LeBlanc opposed.

Hearing: §500 Site Plan Approval for warehouse expansion at 132 Gallery Ln (James Lee)
Ira Marvin appeared before the Board of behalf of applicant/landowner James Lee LLC who was requesting §500 Site Plan Approval in the Industrial Zone for a 52,350 ft2 expansion of the existing warehouse building on Parcel 20-001-2 at 132 Gallery Lane. Mr. Marvin said that the warehouse was constructed to accept the proposed expansion, which was the final ¾ of the building. Mr. Marvin spoke to the building's relocated loading docks, its existing Act 250 Master Plan approval, and pending stormwater approval. Member LeBlanc asked about paving. Mr. Marvin said that the road would be paved when the parcel was built out in the future, but that the loading dock area would be concrete. Member Allen asked about landscaping. Mr. Marvin said that some was proposed to break up the building's massing. Member Streets moved to approve the project as proposed with the Boards typical conditions, and a suggestion for down-lighting on the rail trail side of the building to avoid graffiti. The motion was approved by a vote of 5-0.

Hearing: §500 SPA for 3 additional storage units at 46 Goeltz Rd (AG Self Storage)
Michael Lazar and builder Tom Bjerke appeared before the Board representing applicant/landowner AG Self Storage Morristown-Stowe LLC who was requesting §206 Design Criteria and §500 Site Plan Approval to add three additional buildings to the existing mini-storage complex at 46 Goeltz Rd, Parcel 12-156, in the Industrial Zone. Mr. Lazar explained that the three additional mini-storage buildings proposed would be well screened, as there was no desire for them to be seen from the road. The Board talked about the up-lighting on the existing road sign, and decided that it was preferable to down-lighting because the existing up-lighting was below the level of the road. The Board did however take issue with the existing neon open sign. Mr. Lazar agreed to move this sign into the window of the door, where it would be exempt from zoning, or to find a less conspicuous open sign. Member Allen moved to approve the project with the Board's standard conditions of approval. A vote of 5-0 affirmed the motion.

The meeting adjourned at 8:00 P.M. - Respectfully submitted by Zoning Administrator Thomas