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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of April 14, 2005

Members Present: David Silverman, Carl Fortune, Theresa Breault, Jean Wickart, Gary Nolan, Paul Trudell

Members Absent: Carol Jennings,

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Ken Harvey, Don Swain, Heike Hartmann, Allen Foss, Jay Hull, Darrow Mansfield, Richard Sargent

Chairman Gary Nolan called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of February 10, 2005. Carl seconded the motion and it passed unanimously.

WARNED HEARING: ROGER G. PERRY & ROGER W. PERRY, LOT LINE ADJUSTMENT, 51 EAST OLIVE STREET

Gary introduced the application, to be reviewed under sections 254 and 795 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Dick Sargent, representing the applicants. There were no interested parties present.

Dick Sargent stated that the applicants own adjoining parcels (parcels #23-224 and 23-225) of 12,672 and 11,315 square feet on East Olive Street in the Medium Density Residential zoning district. Parcel 23-224, at 51 East Olive Street, contains a 2-unit apartment building. Parcel 23-225, at 46 East Olive Street, contains a single-family residence with attached garage. The parcels had previously been owned by Raymond Perry who had the lots surveyed in 1992 and recorded the survey in the town land records showing an 1858 square foot section of parcel 23-224 being ceded to parcel 23-225.

Dick explained that in the course of preparing the sale of one of the parcels, he discovered that the lot line adjustment between the two properties indicated on the 1992 survey had never been reviewed or approved by the local zoning board. He is before the board now to rectify this oversight.

David noted that by reducing parcel 23-224 by 1858 square feet, it would no longer meet the minimum density requirement (12,000 square feet) for a two-unit residential structure. He further noted that at 10,814 square feet, the reconfigured lot would be within the allowable 15% density waiver the board could grant.

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David moved to approve the lot line adjustment and a 10% density waiver for a two-unit residential structure. Paul seconded the motion and it passed unanimously.

WARNED HEARING: KA HARVEY MANUFACTURED HOUSING, CONDITIONAL USE & SITE PLAN REVIEW; COMMERCIAL OFFICE ADDITION & BUILDING RELOCATION, 51 LEPPER ROAD

Gary introduced the application, to be reviewed under sections 233, 500, 632, and 637 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Ken Harvey, representing the applicant. There were no interested parties present.

Ken explained that he wants to relocate the site of a previously approved (see permit # 2000-113) 60'x80' vehicle storage building on his property and to build a 3300 square foot addition on the side and rear of the main office building on the site. The vehicle storage building would be reduced in size to 50'x 80'. There are no new exterior lighting and no change in the parking and traffic flow on the property and the new structures would not be visible from Harrel Street. Ken said he had already received an Act 250 permit amendment from the state.

Jean moved to approve the application as presented. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: ALLEN FOSS, CONDITIONAL USE, EXPANSION OF EXISTING CONDITIONAL USE, 2915 LAPORTE ROAD

Gary introduced the application, to be reviewed under sections 632 and 637 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Allen Foss and Heike Hartmann.

Allen Foss has a previously approved (see permits #78-055, 82-104) conditional use woodworking shop at 2915 Laporte Road. He wishes to lease a portion (approximately 600 square feet) of the building to Heike Hartmann for a dog grooming business.

Heike Hartmann described the business, saying she usually grooms around six dogs per day. She has one other employee. The business would be open from 9:30 AM to 4:30 PM, Tuesday through Saturday. There would be no dog boarding associated with the business.

Allen said that existing parking is adequate for both his and Ms Hartmann's businesses. There would be no exterior changes to the property and Ms Hartmann's business sign would replace an existing sign.

Carl moved to approve the application with the condition that no dog boarding would be allowed. Jean seconded the motion and it passed unanimously.

OTHER BUSINESS:

Don Swain, from Land Plan Consulting, presented a plan to subdivide a 25-acre parcel on Cote Hill Road owned by Justin Reyher into five lots for pre-application review. David moved, and Paul seconded, that the proposal conformed to the Town Plan for residential development. The motion passed unanimously.

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Jay Hull presented a plan to subdivide his 10-acre parcel off Stagecoach Road into two roughly equal lots for pre-application review. Jean moved, and David seconded, that the proposal conformed to the Town Plan for residential development. The motion passed unanimously

Darrow Mansfield, from Mansfield Ventures, presented a plan to subdivide two adjoining parcels totaling 22 acres on Stagecoach Road owned by Kenfield Brook Properties into nine lots for pre-application review. David moved, and Paul seconded, that the proposal conformed to the Town Plan for residential development. The motion passed, with five members voting in favor and one abstention.

Final survey plats for the Lester & Madonna Small/Bobby Roberts 4-lot subdivision on Randolph Road, Virginia Neel/Travis Apple 2-lot subdivision on Cole Hill Road, and Robert & Barbara Davis Trust lot line adjustment on Jersey Way were reviewed and signed by the chairman.

On a motion by David, seconded by Carl, the meeting adjourned at 8:40 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 5/12/05 TB/JW