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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378**

Minutes of April 11, 2002

Members Present: Gary Nolan, Carol Jennings, David Silverman, Theresa Breault, Carl Fortune, Paul Trudell

Members Absent: Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Jeff and Hailey Wood, Philip Mercier, Eugene and Bernice Witmer, Sonny Demars

Gary Nolan, Chair, called the meeting to order at 7:30 PM.

Theresa made a motion to approve the minutes of March 28, 2002, as written.
Paul seconded the motion and it passed unanimously.

**WARNED HEARING: EXPANSION OF NON-CONFORMING USE, MOUNTAIN VIEW
SNACK STAND, EUGENE WITMER, VT ROUTE 15**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 435 and 630 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the affirmation to Eugene Witmer.

Eugen Witmer is applying for an expansion of the non-conforming use at the Mountain View Snack Stand on VT Route 15. The 1.5 acre parcel does not meet the minimum lot size requirement and the snack stand is a pre-existing non-conforming use. Mr Witmer proposes to expand the business from a seasonal operation open from lunch through the evening to a year-round business serving the public from early morning through the evenings. He further proposes to add two more parking spaces behind the building by gravelling over a small area adjacent to existing parking spaces. He would remove the mobile home located at the rear of the property.

Paul inquired if there would be any additional light or landscaping added. Mr Witmer replied that he had no plans for any more lighting, but is considering a row of shrubs or flowers along the rear parking area.

Carol asked what the new operating hours would be. Mr Witmer stated that summer hours would be from 6 AM to 9 PM; winter would be 6 AM to 7 PM.

David moved, and Theresa seconded, to approve the application with standard conditions. The motion was approved unanimously.

WARNED HEARING: EXTERIOR LIGHTING, MAC'S CONVENIENCE STORE, 302 VT ROUTE 15W

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Section 490 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk of the property was conducted on March 28, 2002. Theresa administered the sworn oath to Philip Mercier.

Philip Mercier, Operations Manager for Sherman V. Allen, owner of the property and business, explained that the lighting in question, four 200 watt wall-mounted fixtures had already been installed as the company was unaware of the zoning bylaw requirements to first obtain municipal approval. The lighting was added to increase customer and employee safety. Mr. Mercier stated his willingness to accommodate any requirements the board may have.

Paul stated that the site walk revealed considerable glare from the lights on the property across the street. The new lights appear to be unshielded metal halide lamps. He stated that they should be shielded.

Jeff Wood, whose wife operates a hair salon directly across from Mac's, said he'd brought their concerns to the store manager's attention, but that she did not appear too concerned about the issue. Mr. Wood understood the safety issue; he and his wife just want the new lights shielded or otherwise reduced to cut down the glare on their windows.

Gary said different fixtures, either lower wattage or other type of lights, may be required. He asked if Mr. Mercier had been provided the applicable bylaw requirements; he had. He then asked Mr. Mercier to review those requirements and modify or replace the lights as necessary to comply with them. He asked the Zoning Administrator to follow up with Mr. Mercier in 30 days to determine what changes had been made and to subsequently bring the application back before the board for approval.

WARNED HEARING: PARKING LOT EXPANSION AND BUILDING ADDITION, DEMARS PROPERTIES, 54 FARR AVENUE

Gary opened the hearing and gave an overview of the application. A site walk of the property had been conducted prior to the hearing. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Sonny Demars.

Sonny Demars reviewed the application. Demars Properties owns the lot on the corner of Farr Avenue and Spring St. The building on the property is leased to Lamoille Home Health for offices. The Select Board recently agreed to discontinue Spring Street as a town highway, with the land on it reverting to Demars Properties and Copley Hospital. Demars Properties proposes to expand the current parking lot at Lamoille Home Health, adding 30 additional spaces along the former Spring Street, and establish a right of way across the parking lot to Copley Hospital. Sonny said the road is level with good drainage. The expanded parking lot would serve staff and clients of both Copley Hospital and Lamoille Home Health. Copley Hospital submitted a letter supporting the actions proposed by Demars Properties. Demars also proposes to construct a 40x62 addition to the building to provide more office space for Lamoille Home Health.

David asked if there were any concerns about potential speeding through the expanded lot, which would be relatively long and straight. Sonny replied that the lot would be no longer than the lot behind Morristown Rescue, where he was not aware of any speeding problems.

Gary asked if there should be another stormwater catch basin, in addition to the two planned on the expanded lot. Sonny said he could add one more on the hospital end of the lot.

David made a motion to approve the application with standard conditions and with the condition that an additional stormwater catch basin on the west end of the parking lot and a parking island on the southeast corner of the lot be added to the site plan. Carol seconded the motion and it was approved unanimously.

On a motion by Paul, seconded by Theresa, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Mark Leonard, Recorder