

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of April 10, 2003

Members Present: Gary Nolan, Carol Jennings, Carl Fortune, Theresa Breault

Members Absent: Jean Wickart, David Silverman, Paul Trudell

Recorder: Mark Leonard, Zoning Administrator

Guests: Leo Trombley, Nancy Donahue, John Rubino

Chairman Gary Nolan called the meeting to order at 7:30 PM. There were no warned hearings scheduled for this meeting. Lacking a quorum of those present on March 27, 2003, approval of the minutes of March 27, 2003 was deferred to the next scheduled meeting.

PRE-APPLICATION REVIEW: LEO TROMBLEY, 2-LOT SUBDIVISION, DARLING ROAD

Leo Trombley presented his proposal to subdivide his 25.8-acre parcel on Darling Road into two roughly equal lots. Each lot would meet minimum size requirements.

Paul made a motion to accept the proposed subdivision as conforming to the Town Plan. Carol seconded the motion and it passed unanimously.

OTHER BUSINESS:

1. Nancy Donahue came before the board to review a plan she had to improve the drainage between her property on Elmore Road and the adjoining parcel owned by the school district. She explained that the plan would improve drainage from both properties, enhance the appearance of the properties, and more efficiently channel stormwater runoff into storm drains in the roadway.

Gary advised Nancy that the DRB had no jurisdiction over what she was proposing as it did not appear to need any kind of permit. He noted that affected adjoining landowners would need to agree to any work on their properties. He recommended bringing the matter to the attention of the Town Administrator, Highway Department, and Select Board.

2. John Rubino came before the board on behalf of River Arts with a proposal to display sculptures and other structural artwork in various outdoor settings around town. The proposal, called the Morrisville Outdoor Sculpture Exhibition Spaces (MOSES), seeks to identify potential

display sites and obtain the property owners' permission to use the sites on a year-round basis for a rotating selection of artwork. Sites would ideally be in high-traffic, high-visibility locations, most likely along streets in the village. John wished to determine if such uses would require a zoning permit.

Gary observed that such objects did not appear to be structures or signs as defined in the bylaws and as such would not require a permit. He noted, however, that placement of any such objects within the road right-of-way would present various issues for both landowners and the town, primarily with regard to pedestrian access to sidewalks and snow clearing along roadways. He asked the ZA to check with the Vermont League of Cities and Towns on how this sort of use is dealt with in other towns. He also suggested that any such use would require the Select Board's approval for any sites on public land or with public rights-of-way.

3. Gary proposed adding a condition to the application by Demars Properties for a change of use of the property at 481 Brooklyn Street from residential to offices requiring provisions for channeling stormwater runoff in the parking lot. All present agreed to add this condition to the Notice of Decision.

On a motion by Paul, seconded by Carol, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Mark Leonard, Recorder