

**MORRISTOWN/MORRISVILLE  
DEVELOPMENT REVIEW BOARD  
P.O. BOX 748  
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Minutes of April 8, 1999

Members Present: Gary Nolan, Tom Paine, Rich Furlong, David Silverman, Theresa Breault, Carol Jennings, and Paul Trudell.

Members Absent: None.

Guest: Linda Brailey, Ron Brailey, Lee Sturtevant, Don Anderson, Peter Sigfried, Jane Gandy, Michael Gandy, Rodolph Zeigler, Lewis Ferris, Brian Greenia, P.J. Long, Michael Sampson, Conrad Gersuny, Amy Noyes, Barbara Sigfried, and Steve Berson.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of March 25, 1999, as written.  
Paul seconded the motion and it passed unanimously.

**MUNICIPAL PARKING LOT PLAN, PORTLAND AND PLEASANT STREET.**

Gary opened the discussion on the plan that the Development Review Board requested. The main area of concern for the DRB is the width of the Portland Street entrance.

Theresa administered the sworn oath to Brian Greenia, Don Anderson, and Lee Sturtevant.

Mr. Greenia explained that the opening is forty feet wide and that the reason for the forty feet is to allow tractor trailers to unload to business adjoining the municipal parking lot. The parking lot will have better signage to show that the entrance is one way only. The curbed islands are going to be about twelve feet long with a tree in each one.

Gary noted that the plan does not show forty feet between the islands. In order for the DRB to approve the site plan it must be to scale and the DRB will allow the Select Board to correct the plans and resubmit them to the Zoning and Planning Office.

**WARNED RECESSED HEARING, ROBERT WARDWELL, 30' X 50' AIRPLANE  
HANGER, LAPORTE ROAD.**

Gary gave an overview of the application and it will be reviewed under sections 260, 263.c, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

The applicant and/or his representatives failed to show.

Ken noted he has sent him two letters with no reply.

Steve Berson said he might be out of the country.

David made a motion to recess the hearing to May 27, 1999

Tom seconded the motion and it passed unanimously

**WARNED HEARING, P. J. LONG AND MICHAEL SAMPSON, ONE BEDROOM BED AND BREAKFAST, 144 SUGAR HOUSE LANE, CONDITIONAL USE AND SITE PLAN REVIEW.**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 260, 263.h, 450-452, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Gary noted that a site walk had been held tonight prior to the hearing.

Theresa administered the sworn oath to P.J. Long, Michael Sampson, Peter Sigfried, Barbara Sigfried, Conrad Gersuny, Ron Brailey, Linda Brailey, Jane Grandy and Michael Grandy

Mr. Sampson and Ms. Long gave an overview of the proposed project. Their house is on Sugar House Lane and they plan on using one existing bedroom for the B&B. It will only be used when teacher from their school, guest to their church and overflow from their friends who own inns in Stowe. Mostly they are doing it for their kids who enjoy helping when people stay at their house. There will be no exterior changes and no more than three cars trips a day. Parking will be in their existing driveway which can hold at least three cars. The traffic increase will be minimal, there will be no sign and will not change the character of the area.

Gary noted for the record that Bed and Breakfast in the RRA district the basic concerns are traffic, parking and aesthetics.

David asked how many nights a year.

Mr. Sampson said mostly during overflow but not many nights.

Ms. Grandy said her concern is that they might sell to someone who would use the room all the time and this could cause a traffic problem.

Gary and Ken explained that the permit runs with the land and not the current property owner.

Ms. Brailey said she is concerned about covenants in their deed.

Gary explained that we do not get into deed covenants they are a civil matter and not one the DRB can enforce.

Mr. Gersuny read the covenants to everyone present.

Mr. Brailey said his concerns are that there are not many trees between the properties and strangers on the road.

Mr. Sampson said they plan to do no advertising at this time, and he loves to plant trees.

Paul asked if trees could be planted?

Mr. Sampson said yes.  
Ms. Signfried said she has no problem with what they are planning.  
Mr. Braily submitted a letter and said he was also representing the Kurney's  
David made a motion to recess the hearing to a deliberative session to immediately follow tonight's hearings.  
Rich seconded the motion and it was approved unanimously.

**AMENDMENT HEARING, STEVE BERSON-APPLICANT, STATE OF VERMONT AOT, 40' X 92' HANGER, LAPORTE ROAD, CONDITIONAL USE AND SITE PLAN, REVIEW.**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 260-263.C, 450-452, 500-503.4 and 650-657 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Steve Berson

Mr. Berson explain that there were some changes to his approval needed. The AOT now wants his building to be at least one hundred feet to the north away from the weather instruments. The hanger needs to be changed from 36' X 92' to 40' X 92' to allow his plane to be in the hanger and allowing the hanger door to shut and lastly ACT 250 is requiring additional landscaping.

Theresa made a motion to approve the amendments.

Rich seconded the motion and it passed unanimously.

**WARNED RECESSED HEARING H.A. MANOSH CORP. 45' X 55' CONVENIENCE STORE, NORTHGATE PLAZA, CONDITIONAL USE AND SITE PLAN REVIEW.**

Gary asked the board to recess the hearing to the next meeting as Ned Houston who is representing H.A. Manosh Corp in this application father had passed away today.

David made a motion to recess the hearing to April 22, 1999, in the Town Clerk's Office Building at 7:30 PM.

Paul seconded the motion and it passed unanimously.

**Other Business:**

A home business wishes to increase in size from 1,300 square feet to 1,450 square feet, as now the building has been sold to another adjoining landowner whose buildings has more total floor space than the previous owner buildings. Ken is to approve as a change of business.

Bonz Restaurant and Smokehouse wishes to put on a outside seating deck in the setback. Ken feels it needs a warned hearing to allow it to be in the setback. The DRB agrees with Ken and they will have to hold a warned hearing.

Ron Belvel: Ken explained that Mr. Bevel was complaining again this year and the message was saved. The Select Board has told Ken not to spend time and money on this complaint as it is a neighborhood conflict and should be handled in the civil courts. Along with that Mr. Belvel request meetings and fails to attend these meetings. The DRB concurred with the Select Board

David made a motion to go into deliberative session on North Country Animal League and the application of P. J. Long and Michael Sampson.

Tom seconded the motion and it passed unanimously.

Rich made a motion to come out of deliberative session.

Theresa seconded the motion and it passed unanimously.

No decision was reached on North Country Animal League and the deliberative session was recessed to April 22, 1999 in the Town Clerk's Office Building at 7:30 PM.

Long/Sampson the application was approved with conditions.

Rich made a motion to adjourn the hearing at 9:50 PM

Paul seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.