

Morristown/Morrisville Development Review Board
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Meeting Minutes of March 30, 2017

Members Present: Karyn Allen, Theresa Breault (alternate for the Bridge Street subdivision hearing), John Gloss, Gary Nolan (Chair), Andrew Strniste (alternate for the Magoon Road and Stancliff Road subdivision hearings), Paul Trudell & Chris Wiltshire

Members Absent: Brian Irwin & Susanna Guthmann

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: James Westerman, Max Paine, Graham Mink, Lee LaBier (for Andrew & Melissa Wing, Ron Stancliff, Steve Stancliff, Mike Davin, Veronica Trombley, Dave & Bridget Polow, Eileen Crawford, Judy & Skip O'Neil.

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Allen moved to approve the January 12th meeting minutes. The motion was affirmed by a vote of 5-0-1 with Member Strniste abstaining.

Recessed Hearing: 334 Magoon Rd. (Wing) §750 Final Plat 6-lot subdivision approval

Lee LaBier appeared before the Board on behalf of landowner Melissa Wing who was requesting §750 Final Plat Approval to create 4 new subdivision lots and a new private road right-of-way from a 25.3 acre tract of land located at 334 Magoon Road (undeveloped parcels 12-043 & 12-044) located in the §260 Rural Residential Agricultural Zone. Chair Nolan said that the Board had previously met twice to review this subdivision proposal and most Board Members had also conducted a site walk of the proposed development site. The Board took comments from neighboring property owners. Veronica Trombley stated a concern regarding the loss of agricultural soils on this site due to the subdivision development. Skip O'Neil said that he lived downhill from this site and he was concerned about water quality and runoff from this subdivision. James Westerman said that he is concerned about increased traffic on Magoon Road as a result of this subdivision. David Polow asked that the Board require the new houses to be screened from existing neighbors. He also asked that the Board require improvements to Magoon Road as part of the subdivision approval, as this road is very problematic in mud season. Zoning Administrator Thomas read the proposed condition of approval regarding road improvements – a swale would have to be built at the intersection of Wing Road and Magoon Road to take water away from this area. The Board discussed the request from the Fire Chief for a fire pond and dry hydrant. The Board agreed to require a fire pond and dry hydrant be in place before any zoning permits for houses are issued. Member Trudell moved continue the discussion of this subdivision application in Deliberative Session. That motion was affirmed by a vote of 6-0. Upon concluding the Deliberative Session discussion, Member Trudell moved to approve the subdivision with the same conditions that appeared on the preliminary subdivision approval, plus a condition that administrative review would be required for any proposed house site that was to be located outside the building envelope shown on the survey. The motion was affirmed by a vote of 6-0.

Hearing: 233 Bridge Street, (Mink) §750 final 2-lot subdivision approval

Applicant/landowner Graham Mink appeared before the Board requesting §750 Final Plat to

create a new half-acre subdivision lot from 0.6 acre parcel 21-061 located at 233 Bridge Street in the §205 Central Business Zone. Members Allen and Strniste recused themselves from the proceeding because they rented from Mr. Mink. Alternate Board Member Theresa Breault joined the meeting via conference call from her winter home in Arizona. Member Nolan confirmed that the proposed parcel around the existing three-family home met the minimum lot size. Zoning Administrator Thomas said that it did by citing a recent change in the Central Business Zone minimum lot size. Mr. Mink said that he had no current development plans for the site. He added that the reason for the subdivision was a pending request to refinance the mortgage and he wanted to have the adjacent land and barn unencumbered by such. A question was raised about future parking for the house post subdivision. Mr. Mink said that he would address that issue when the new subdivision lot was developed. Member Trudell moved to approve the proposed subdivision with the Board's standard conditions. The motion was affirmed by the roll-call aye votes of Members Breault, Gloss, Nolan, Trudell & Wiltshire.

Hearing: 689 Stancliff Rd, (Stancliff) §750 final 2-lot subdivision approval

Professional Land Surveyor Ron Stancliff and applicant/landowner Stephen Stancliff appeared before the Board requesting §750 Final Plat Approval to create a new two acre subdivision lot from 123 acre parcel 16-128 located at 689 Stancliff Road in the §260 Rural Residential Agricultural Zone. Member Wiltshire recused himself from the hearing as he owned adjoining property. Mr. Stancliff said that he was looking to move a trailer onto the farm for his son to live in. Mr. Thomas explained that this new subdivision lot was necessary because there were already two dwelling units located on the farm and there was no multi-family use allowed in the Rural Residential Agricultural Zone. Mr. Thomas recommended the Board approve the application. Member Trudell moved to approve the proposed subdivision with the Board's standard conditions. The motion was affirmed by vote of 5-0.

The meeting adjourned at 8:30 P.M. - Respectfully submitted by Zoning Administrator Thomas