

Morrisville/Morristown Development Review Board
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Meeting Minutes of 27 March 2024

Members Present: Donnie Blake, Susanna Burnham, Gary Nolan (Chair), Paul Trudell, Chris Wiltshire, & Lenny Wing (Alternate)

Members Absent: Christy Snipp, & Mary Ann Wilson

Staff: Zoning Administrator Todd Thomas

Guests: Engineer Tyler Mumley, Charlie Burnham, Laura Green, Diane and Marc Cote

Call to Order: Chair Nolan called the meeting to order at approximately 6:00 PM.

Minutes: Member Trudell moved to approve the January 24th meeting minutes. A vote of 4-0-2 affirmed the motion, with Members Burnham & Wiltshire abstaining.

Hearing: §630 Cond. Use & §500 Site Plan Approval, 377 Jersey Hgts permit mod (Tolusa)

Engineer Tyler Mumley and Architect Paul Trudell appeared before the Board on behalf of property owner Tolusa LLC who was requesting §630 Conditional Use & §500 Site Plan Approval in the High Density Residential Zone of the 2021 version of the Zoning Bylaws to modify the previously approved road and townhouse foundation locations for Permit 2022-160, which approved razing the abandoned bungalow style house at 377 Jersey Heights and replacing it with a 9-unit multi-family use of Parcels 23-025 & 23-025-1. Engineer Mumley explained to the Board that Tolusa LLC resolved the neighbor's appeal of the Board's initial project approval by buying-out the neighboring property owner. With the adjacent land now part of the Project, the site plan was greatly improved by using existing Cheney Lane for access out to Jersey Heights and abandoning the plans for the parallel Tolusa Lane driveway. Engineer Mumley explained that relocating the project's access to Cheney Lane allowed the added benefit of shifting the two townhouse foundation pods slightly to allow for more parking and better site maneuverability. Architect Paul Trudell, who recused himself as a DRB Member at the start of the hearing, walked the Board through his revised architectural rendering for the project, which had been approved by the Zoning Administrator earlier in the week. The Board discussed how they liked that the rendering showed the mini-split condensers and meter sockets being screened by shrubbery. Mr. Thomas said this kind of screening (via landscaping) was now part of the standard conditions of approval in every DRB decision. Nearby resident Laura Green asked about the sidewalk shown on the opposite side of Jersey Heights. Engineer Mumley explained that the construction of this sidewalk remained a condition of the prior approval of this project. Member Wiltshire moved to approve the project as proposed with the Board's standard conditions. A vote of 5-0 affirmed the motion.

Hearing: §437 Change of Non-Conform Use, §630 Cond Use, & §500 Site Plan Approval to convert old medical office at 1126 LaPorte Rd into Dwelling Unit Multi-Family use (Cote)

Applicants and property owners Diane and Marc Cote appeared before the Board requesting §630 Conditional Use and §500 Site Plan Approval under §437 Change of Non-Conforming Use to convert the old medical office at 1126 LaPorte Road, Parcel 07009, in the Low Density Residential Zone, into a Dwelling Unit Multi-Family use (3 total apartments). Mr. Thomas explained that per Vermont's new HOMES Act he had already approved the conversion of the old doctor's office into a duplex in what was otherwise a single-family only zone. Diane Cote explained that she would like to convert the attached garage and some of the house space behind it into a 3rd apartment (2-bedroom). The Board debated if the requested multi-family conversion

triggered the need to construct a sidewalk across the parcel's frontage. After much discussion, the Board agreed to conditionally require the sidewalk only if the LDR zoning did not change for this parcel prior to 1 October 2024 (construction within 1-year of occupancy of the 3rd apartment). Mr. Thomas explained that this property was almost surely to be rezoned RRA before June 1st, meaning the sidewalk extension would ultimately not be required. Member Wiltshire moved to approve the project as proposed with the aforementioned sidewalk condition, and a condition that the Applicant obtain and record an amended State wastewater permit for the 3rd apartment. A vote of 5-0 affirmed the motion.

Post Town Meeting Reorganization

Member Burnham moved to elect Member Nolan as Chair for the coming year. A vote of 5-0 affirmed the motion.

Member Burnham moved to elect Member Wiltshire as Vice Chair for the coming year. A vote of 5-0 affirmed the motion.

The meeting adjourned at 7:45 PM, submitted by Todd Thomas

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