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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of March 27, 1997

Members Present: Gary Nolan, Rich Furlong, Ralph Wiltshire, Theresa Breault, Tom Bjerke, and Paul Trudell.

Members Absent: Jean Wickart.

Guest: Chuck Wolff, Jim Mahoney, Marc Sinow, Tom Bachman, John Marckres, Leon Whitcomb, Rhoda Bedell, Bernard Chevette, and Martina Messina.

The meeting was called to order at 7:00 P.M. by Gary Nolan, Chair.

Ralph made a motion to approve the minutes of March 13, 1997 as written. Theresa seconded the motion and it passed unanimously.

Other Business:

Mike McGlynn of the Department of Motor Vehicles will be coming to the April 22nd quarterly meeting of the Boards, to discuss junk yards, car dealerships and non registered vehicles.

Salves: The Development Review Board will concur with the Select Board as not to collect fines from the Salvas'

Lamoille Valley Fish and Game: Parking problems arose at this year's gun show. Gary made a motion to request that they submit a parking plan to the Development Review Board before the next gun show for the Board to review, in addition to applying for a charity event sign permit.

The Board reviewed suggestions from Natural Resources Conservation Service on storm water problems in the north end of town.

Paul Plante: Ralph made a motion to allow Paul Plante to continue operations until the end of April when he has to be out of the building.
Gary seconded the motion and it was approved five to one with Tom voting no.

Peter Bourne: Gary will set up a time for the Board to meet with Peter and Ed French.

7:30 P.M.

WARNED HEARING, JOHN AND OLETA MARCKRES, D/B/A FRED'S PUMP SERVICE, HARREL STREET.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.c, 450-453.4, 500-503.4 and 630-637 of the Morristown Zoning Bylaws.

Theresa administered the sworn oath to John Marckres.

Mr. Marckres gave an overview of his proposed storage/garage building. The building will be 36' X 48' and will be served by a new driveway approved by Bill Moulton. The Building will meet all setbacks and is 40' to the nearest neighbor. The building will be about 19' to the ridge line and will be a steel building that is likely be blue in color. The building will have underground power and water for the boiler. A light is planned over the doors. No signage is planned for the building.

Tom and Paul explained that the exterior lighting will have to be a down shaded zero cut off light fixtures.

Mr. Marckres wishes to add some culverts in the ditch by his house and will add a couple of catch basins if Bill Moulton agrees.

All sign offs are in place and the new driveway has an approved access permit.

Ralph made a motion to recess the hearing to a deliberative session to immediately follow tonight's hearings.

Tom seconded the motion and it was approved unanimously.

WARNED HEARING, BISHOP JOHN A. MARSHALL SCHOOL, ROUTE 100 SOUTH.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 283.e, 450-453, 500-503.4, and 630-637 of the Morrisville Zoning Bylaws.

Theresa administered the sworn oath to Bernard Chevette, Chuck Wolff, Tom Bachman, Marc Sinow, Rhoda Bedell, and Leon Whitcomb.

Mr. Chevette and Mr. Bachman gave an overview of the proposed project. The project will be a K-8th grade school with a proposed student body of 300 and a staff of 25. The school may at some time in the future become a K-12th grade and they have preserved a building envelope for a future high school should the need arise. The plans show three interconnected buildings. Things are still in the preliminary stage and plans may change. The largest building that will be the closest to Route 100 south will have two floors. The upper floor will be visible above ground from the road and the lower floor will be built into the bank so that the building appears to be a single story building from the road and both floors will be exposed on the back side. This building will be for students on the top floor and support service on the lower floor. The center building will be two floors and will house the chapel and administrative offices. The building the farthest from the road will be for the gymnasium/auditorium. This building will be a single story. The height of the buildings will be under 28'.

The parking areas have been divided into two lots and will cover about one acre. The tree lines will be extended to look natural and will limit the view from the road. Construction is possible in the spring of '98 with a fall of '99 opening. They may have to do the building in phases or in temporary building for K-4 for '99.

Water will come form the Village and the school will have to install 270' of 12" line and 830' of 6" line. Water will be used for potable water, fire hydrants and the sprinkler system. The sewer has yet to be determined as the Village will vote on a referendum to extend the sewer line on April 14th. Should the Village turn down their request to connect onto the municipal sewer system they have adequate soils to build an on site system on the grounds. If they are allowed to connect to the sewer system, they will install 740' of 8" line and they will pump from a forced main a 2" line to the 8" line. The Village has capacity to handling both their water and sewer needs.

The majority of the students will be bussed from Waterbury, Stowe, Cambridge, Eden, Belvedere, Waterville, Hyde Park, Hardwick and Greensboro areas. Car pools will be used for small groups. They are expecting about 80 trip ends morning and afternoon. The morning trips will coincide with the morning rush hour and the afternoon trips will be before rush hour. They are planning to ask the Town to request that AOT reduce the speed limit by the access/egress of the school. Most of the students will come from the north around 80%. Pedestrian traffic is now being considered. The grounds will be open to the public.

Gary noted that he feels that a sidewalk is important for student and the public.

Leon Whitcomb raised concerns about the intersection of Route 100 and Morristown Corners Road. This is a dangerous intersection and increased traffic can only make it worst. He is concerned about students walking on Route 100 from the Morristown Corners Road to the school.

Ralph made a motion to recess the hearing to June 12, 1997 at 7:30 P.M. in the Town Clerk's Office Building.

Rich seconded the motion and it was approved unanimously.

Tom made a motion to go into a deliberative session on Marckres at 8:43 P.M.
Gary seconded the motion and it passed unanimously.
Paul made a motion to come out of a deliberative session at 9:10 P.M.
Ralph seconded the motion and it passed unanimously.

Ralph made a motion to approve the Marckres permit with the following conditions: exterior lighting will be zero cut off down shaded medal halide fixtures, the culvert and catch basins are to be installed if Bill Moulton approves and our standard conditions.

Theresa seconded the motion and it passed unanimously.

The hearing was adjourned at 9:30 P.M.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.