

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT. 05661
Phone (802) 888-6373
Fax (802) 888-6375**



Minutes of March 26, 1998

Members Present: Rich Furlong, David Silverman, Tom Paine, Dan Demars, Theresa Breault, Paul Trudell.

Members Absent: Gary Nolan

Guest: John Hancock, Daniel Donza, Dominick Donza, Allen Newton, Garret Hirschack, Greg Lord, and Jane Barbour.

The meeting was called to order at 7:30 PM. by Paul Trudell, Acting Chair.

Theresa made a motion not to approve the minutes of March 12, 1998, as only one Board member from that meeting was present.

Rich seconded the motion and it passed unanimously.

**WARNED HEARING, MANUFACTURED SOLUTIONS, 100' x 150' BUILDING,
INDUSTRIAL PARK DRIVE, CONDITIONAL USE AND SITE PLAN APPROVAL**

Paul opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-233.a, 450-453, 500-503.4, and 630-637 of the Morristown Zoning Bylaws.

Teresa administered the sworn oath to Garret Hirschak and Greg Lord.

Mr. Lord gave an overview of the proposed project. They have out grown their space at Concept II so they are proposing a new 15,000 square foot building across the road from Concept II. The building will be sited on the northeast corner of the lot. The building is designed to it may be expanded in the future. They will have on site septic and municipal water. The building will have a sprinkler system. They are proposing a 45 space parking area, not all of it will be build when building is built but when workers increase or the building is added onto. The will have three loading docks. This is a light industrial use, they do mostly assembly work for Concept II, House of Troy and Diamond Back with hopes to expand. They will leave as much vegetation as possible for screen. They have 23 employees that work flexible hours so the most employees they have at any one time is 20. They expect about 23 commuter trips with 4 to 6 truck trips daily and

the maximum trips will be 45 per day. The curbed spurs will be landscaped. Parking lot will be gravel and possibly asphalt for the handicap parking space. The closest setback is on the side and that is 28 feet. The stormwater will go into a drainage swale that will be 30" deep. The leachfield is in the front at the high point with the drainage ditch between leachfield and road. The exterior lighting will consist of three wall packs and one light over entrance and all will be shielded. They hope to start building by June 1, 1998 and it will take 3 1/2 months to build.

Rich made a motion to recess to a deliberative session to immediately follow the conclusion of tonight's hearings.

David seconded the motion and it passed unanimously.

WARNED HEARING, DAN DONZA, d/b/a DAN'S AUTO BODY, SITE PLAN REVIEW AND CONDITIONAL USE, STERLING VALLEY ROAD

Paul opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 436, 450-453, 500-503.4, and 630-637 of the Morristown Zoning Bylaws.

Theresa administered the sworn oath to Dan Donza.

Mr. Donza gave an overview of the proposed project. He wishes to expand his shop by adding on a 24' X 52' addition. The building is located way off the road on his six acre parcel. The closest setback is 75 feet. There is no outside noise, the loudest thing that makes noise is his air compressor and it is muffled. He has one employee besides himself. His services (water, power, septic) are already there. He keeps no cars outside and has no exterior lighting. The building addition will be a wood frame structure.

Rich made a motion to recess the hearing to a site walk on April 9th at 7:00 PM with the continuation of the hearing at 7:30 PM.

Theresa seconded the motion and it passed unanimously.

Paul made a motion to have Mr. Donza put the locations of his building, driveway, parking areas ect... on his survey map for the recessed hearing.

David seconded the motion and it passed unanimously.

WARNED HEARING, JOHN FUSCO AND RACHELA RENKUN, 2 LOT SUBDIVISION COLE HILL ROAD AND MCKEE ROAD.

Paul opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-230.7, 300-300.2, 310.1h, and 400-460 of the Morristown Subdivision Bylaws.

Allen Newton gave an overview of the application. Mr. Fusco owns 166 plus acres of land. For refinancing of the mortgage they are proposing to subdivide a 24.5 acre parcel around the dwelling for the mortgage. Mr. Newton surveyed the 24.5 acres back in 1994 and it was filed with the Town Clerk.

David made a motion to approve the subdivision provided if the remaining 142 acres is sold or developed that they have to will come back for full review of the lot.

Theresa seconded the motion and it passed unanimously.

JANE BARBOUR SIGNING OF VILLAGE SUBDIVISION MYLAR.

Jane explained that they are subdividing one lot in the village into three lots. Since the Village has no subdivision regulations, all the applicant has to do is present the mylar and meet the minimum requirements.

Paul reviewed the requirements for class one development as the lots will have municipal water and sewage. The lots meet the minimum requirements and the mylar was signed.

Rich made a motion to go into deliberative session at 9:08 PM

Tom seconded the motion and it passed unanimously

Rich made a motion to come out of deliberative session at 9:25 PM

Theresa seconded the motion and it passed unanimously

Rich made a motion to approve Manufacturing Solutions application with our standard conditions, and that the trees line in front of building is to be maintained or replaced to adequately screen it from the road, snow is not to be stored in drainage swale or on adjacent properties, and the full parking lot is to be built when they reach 30 employees.

Other Business:

Informal discussion with John Hancock and Michael Gohl on Wolcott Children's Ballet proposed project. The question was would the DRB issue a waiver or variance on lot for LHP so that the ballet can use the use the Draper Garage as a ballet studio. It was felt that the Board could come up with a way to allow the project to go forward.

Ken explained that he had received two complaints on Marc Cote's Warehouse One building. Rich and Ken went by the site earlier in the day and feel that the complaint are valid. Ken asked DRB had any objection of him taking action to correct the violations. The Board was in favor of Ken pursuing this matter.

Rich will be on vacation the week of April 5th so he will miss the April 9th hearing.

Morristown School District Elementary School: John Hemmelgran sent a letter requesting changes to the decision as we were given incorrect information on a catch basin and exterior lighting.

Rich made a motion to approve the changes requested.

Paul seconded the motion and it passed unanimously.

Rich made a motion to adjourned at 9:30 PM.
David seconded and it was approved unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.