

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of March 25, 1999

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

Members Absent: None.

Guest: Stephen Benson, Donald Blake, Ray Valcich, Margaret Valcich, Matt Bryan, Laurie Walsh, and Randy Towns.

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

Theresa made a motion to approve the minutes of March 11, 1999, as written.
Rich seconded the motion and it passed unanimously.

**WARNED HEARING, EARLE AND ARLENE WELCH THREE LOT SUBDIVISION
ON SAD HILL HEIGHTS.**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 740-740.9, 770-780.2(4) and 800-870.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted on March 6, 1999

David recused himself from the hearing as he was representing the applicant his in-laws.
Theresa administered the sworn oath to David Silverman.

Mr. Silverman gave an overview of the proposed project. The proposed property is the round barn farm on Route 12. They wish to break off a 5.2 and 8.4 acre parcel and the remainder will stay with the farm. The lots will have access of Sand Hill Heights, a private road that was built to Class 3 town highway specifications. There are two existing dwellings on this road. The lots will have on lot water and septic. They have obtained a state subdivision permit for this proposed subdivision. The lots are located on a flat field.

Rich made a motion to approve this subdivision with our standard conditions.
Theresa seconded the motion and it passed unanimously.

WARNED HEARING, STEPHEN AND MELANIE BENSON- APPLICANT, RAYMOND AND MARGARET VALCICH-OWNER, 79 SEAT RESTAURANT, PORTLAND STREET.

Gary gave an overview of the application. The application will be reviewed under Sections: 205, 207.a, 450-454, and 500-503.4. A site walk was conducted on March 6, 1999

Theresa administered the sworn oath to Stephen Benson, Donald Blake, and Raymond Valcich.

Mr. Benson gave an overview of the project. They will be changing the locations of the front doors, the door to the apartments will be accessed off the alleyway, and the door to the restaurant will go back to its historical location. The current vestibule will be removed and only the stoop will stay in its current location. The inside of the building will be completely gutted and redone. They will have smaller eight seat bar, and inside vestibule. Their total seating will be 79 seats including the bar. The facility will be non smoking. Delivery trucks can no longer use the alleyway so they will either unload on street or possibly if access can be granted across Phil Surgen's property they would unload to the back of the restaurant. They expect one to two food deliveries per week, garbage pick up twice a week, and beer delivery every week or two. There will be no new exterior lighting. Signage will comply with the current bylaws and it will be given a new business name. They will open some time in May. They will have four full time employees.

David made a motion to approve the application with our standard conditions and the following conditions: If permission is granted by to cross the Surgen's property all deliveries are to be to the rear. On street deliveries are to be above or below the restaurant, but not on the corner to interfere with tractor-trailers making the corner. Employees are to park in the oxbow if all possible and or if not in the Municipal Parking Lot, but not on the street.

Rich seconded the motion and it was approved unanimously.

WARNED HEARING, MATTHEW BRYAN, TWO LOT SUBDIVISION AND A LOT LINE CHANGE, STAGECOACH ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 205, 207.f, 450-452, 500-503.4 of the Morrisville/Morristown Zoning Subdivision Bylaws. A site walk was conducted on March 6, 1999.

Theresa administered the sworn oath to Matthew Bryan.

Mr. Bryan gave an overview of the proposed subdivision and lot line change. He is doing a lot line change so that the Letourneau drive way will be on their property. The lot will be subdivided into a 19 and 20 acre parcels. One lot will be sold as a building lot and the other will lot has a dwelling on it and that may also be sold. Mr. Bryan does not reside on the property. The two lots are about 200 feet wide and 3,000 feet long.

Paul explained that he does not like spaghetti lots and that is what these lots will be even though it meets the regulations he will vote against it.

David made a motion to approve the subdivision with our standard conditions and that the Applicant obtains the sign off from rescue.

Tom seconded the motion and it passed 6 to 1 to approve the subdivision, with Paul voting against it.

Other Business:

Laura Walsh: Ken and Gary brought it to the Board that she wishes to go into the old Green Mountain Sanitation building behind P.J. Market for her clothing manufacturing business. Ken outlined his opinion that State law and our bylaws do not allow for a non conforming use to be changed to a different non conforming use, even though it would have less of a impact on neighborhood. The Board reviewed it and will wait to see if the applicant appeals Ken's ruling.

Vincent and Catherine Pignatello subdivision mylar was approved and signed

Earle and Arlene Welch subdivision mylar was approved and signed.

Paul made a motion a 8:50 PM to go into deliberative session on North Country Animal League application.

David seconded the motion and it passed unanimously.

Tom made a motion to come out of deliberative session at 10:10 PM.

Rich seconded the motion and it passed unanimously.

The DRB made no decision on the North Country Animal League and recessed the hearing to a deliberative session on April 8, 1999, in the Town Clerk's Office Building, at 7:30 PM.

David made a motion to adjourn the hearing at 10:15 PM

Theresa seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.