Morristown/Morrisville Development Review Board
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Meeting Minutes of 10 March 2021

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire
Members Absent:
Staff: Todd Thomas, Zoning Administrator
Guests: Graham Mink, Lyndon Burkholder, Chris White, Robert Clark, Jen Andrews, Jess Zehngut, Alison Link, Christy Snipp, Jim Lovinsky, Engineer Tyler Mumley, Architect Andrea Murray, Samantha Dunn of Evernorth, Ashley Isabel, Will Eberle, Christina French, Emily Rosenbaum, Tess Milner, June & JB McKinley

Call to Order: Chair Nolan called the meeting to order, electronically via Zoom, at 6:00 PM.

Minutes: Member Wiltshire moved to approve the as-revised January 24th meeting minutes. A vote of 7-0 affirmed the motion.

Hearing: §630 Cond. Use & §500 Site Plan for multi-family use at 18 Clark Ave (Prince)
Engineer Tyler Mumley & Graham Mink appeared before the Board, representing current property owners Patty & Bruce Prince, requesting §630 Conditional Use & §500 Site Plan Approval in the High Density Residential Zone to add the multi-family use to Parcel 23-076 for 4 total dwelling units located within the existing duplex at 18 Clark Avenue. Engineer Mumley explained that although a change of use was requested, the building, if the permit request was approved, would be used largely the same as it was currently operating, and no exterior building changes were required. Graham Mink said that he would be adding a proper kitchen space to one of the 1-bedroom apartments, and improve the communal kitchen space currently used by the efficiency apartments. The 4th apartment unit would not be created until a future date. Engineer Mumley noted that the existing gravel parking would be paved and screened by landscaping planted on the corner of Clark Avenue and Congress Street. Members Burnham and Streets commented on the current substandard trash and recycling area. Mr. Mink said he was open to dumpsters instead. Mr. Mink said that the parking and trash would be managed better when he owns the property. Member Trudell said that he would like to see the parking space total reduced to 10. Abutter Jessica Zehngut says that she is concerned that the change of use requested will result in more people, more cars, and more trash at the property. Abutter Alison Link agreed, and noted that Clark Avenue is a small street with limited capacity. Mr. Mink said he has no plans to have more people at the property when he completes his purchase of it than there are now. Member Trudell moved to continue the discussion in Deliberative Session. A vote of 6-1 affirmed the motion (with Member LeBlanc in opposition). At the conclusion of the Deliberative Session discussion, back in Open Session, Member Trudell moved to approve the application as proposed, provided that the parking spaces be reduced to 10 in number, striped, paved, the landscaping is planted as proposed, and the trash and recycling is better managed by dumpsters screened from roadside view by fencing. A vote of 7-0 affirmed the motion.

Hearing: §500 Site Plan Approval, 24-unit apt bldg at 26 Hutchins St (LHP & Evernorth)
Applicant Lamoille Housing Partnership reappeared before the Board requesting §500 Site Plan Approval in the Central Business Zone to modify existing Permit 2020-008 which approved the multi-family use of Parcel 21-179 for a 24-unit, 4 ½ story, apartment building at 26 Hutchins Street on land presently owned by the June & JB McKinley Family Trust. Representing Lamoille

Housing Partnership at the meeting were Jim Lovinsky, Engineer Tyler Mumley, Architect Andrea Murray, and Samantha Dunn of Evernorth. Mr. Thomas said that he had extended the project's existing permit through April 15th to allow the applicant the time to reappear before the Board tonight to modify the existing permit and obtain approval for minor project changes that were mostly architectural in nature. Engineer Mumley and Architect Murray walked the Board through the minor changes to the project since it was previously approved on 12 February 2020. The proposed project modifications included a location change for the electric transformer, minor fenestration changes on the west side of the building, additional riprap on the east side of the building, and relocated entrances on the rear/north side of the building. Member Streets expressed concern about the rear entrances being so far from the agreed upon parking for the building. Member LeBlanc said that she would again vote not to support this development proposal if the ground-floor commercial space required by the zoning was still being deleted by the developer. She said that any approval granted tonight runs with the land, and the Board needs to think long-term, and really consider the future vibrancy of the downtown. Member Streets agreed and said that people, including the residents of this building, need a place to shop and seek services locally. Chair Nolan said that a lot had changed in last year with the pandemic, and he now agreed that the building should have ground-floor commercial space. Mr. Lovinsky asked Mr. Thomas if there was a minimum ft2 required for the ground-floor commercial space by the Zoning Bylaw. Mr. Thomas said that there was not. Member Trudell mentioned that the most recently approved mixed-use downtown building at 147 Bridge Street had commercial space that was approximately 540 ft2 in size. Mr. Lovinsky said that even though the zoning required it, he is opposed to the Board requiring ground-floor commercial space because the proposed building was located on a side street. Member Streets asked about parking for the project. Mr. Thomas said that parking allotment had previously been agreed via the MOU signed between the developer and the Selectboard. Resident Christy Snipp said that she strongly supported the inclusion of the commercial space within the project, and she was still concerned about parking availability. Non town residents Ashley Isabel, Will Eberle, Christina French, Emily Rosenbaum, and Tess Milner of the Lamoille Valley Chamber of Commerce all spoke in support of the project. Engineer Tyler Mumley said the project simply needs a permit extension, and minor architectural changes approved, and asked the Board not to change the project by newly requiring commercial space. Samantha Dunn said that it was possible to add an office to the first floor of the building, but it would cause delays, be costly and reduce the number of new housing units by one which would not be beneficial to the community. Member Wiltshire moved to continue the discussion in Deliberative Session. A vote of 7-0 affirmed the motion. At the conclusion of the Deliberative Session discussion, back in Open Session, Member LeBLanc moved to approve the request for a modified permit for the project, which included all of the stated changes to the site plan and architectural rendering, provided that a commercial space of 500 ft2 or larger is added to the ground-floor (that is afforded its own door and storefront window facing Hutchins Street), that the relocated electric transformer is fully screened from roadside view, and that the walkway from the rear/north of the proposed building is concrete or paved fully out to Portland Street. A vote of 5-2 affirmed the motion (with Members Nolan and Wiltshire in opposition).

Hearing: §204.4 Waiver for future subdivision & new 3-unit bldg at 215 Union St (Driscoll)
Brendan Driscoll appeared before the Board seeking a §204.4 Waiver for 326 ft2 of the required

12,000 ft2 minimum area needed to add 3 more dwelling units on Parcel 23-093 located at 215 Union Street. Mr. Driscoll said he would reappear before the Board for approval of the future 3-unit building, and potentially a subdivision of the property, if the requested waiver was granted. He added that he did not want to spend money designing an additional 3-unit building for the vacant east side of the lot until the waiver was granted. Member LeBlanc said the Board just granted a larger waiver for a similar request on Maple Street. Neighboring property owners Kathleen Lovell and Berta Pykosz expressed concerns about the proposal in relation to their common property lines. Chair Nolan explained that such concerns would be addressed during the future site plan review hearing when an actual building was proposed. Member Wilson moved to approve the waiver as requested. A vote of 7-0 affirmed the motion.

Hearing: §500 Site Plan Approval D&C auto-repair at 735 Brooklyn St (LH&A Realty)
Applicant Chris White of D&C Motors LLC and Engineer Tyler Mumley appeared before the Board requesting §500 Site Plan Approval to do auto repairs via the §483 Motor Vehicle Sales & Repair use inside the Quonset hut owned by LH&A Realty on Parcel 20-013 at 735 Brooklyn Street in the §210 Commercial Zone. Engineer Mumley introduced an improved site plan of the property. Mr. White said that he hoped to work inside the building on Audi and Volkswagen cars, and he had no interest in storing junk or parts cars on the property. Upon a question by Member Burnham, Mr. White said that his hours of operation would be 8am to 6pm Monday through Saturday, and by appointment only on Sundays. Upon a question by Member Streets, Mr. White said that tow trucks dropping off cars would be directed to the rear of the building. Member Burnham asked about solid waste removal. Mr. White said that it would be picked up monthly. Member Trudell said that he wanted any of the previously required street trees along Brooklyn Street that were dead to be replaced this spring as a condition of approval. Member Trudell moved to approve the project as proposed provided that any dead street trees were replaced this spring, no parking would take place on the septic system, all junk cars will be parked tight to the rear of the building and reasonably screened, and with the stated limits on the hours of operation. A vote of 7-0 affirmed the motion.

The meeting adjourned at 9:15 P.M. - Respectfully submitted by Zoning Administrator Thomas