

Morristown/Morrisville Development Review Board
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Meeting Minutes of March 14, 2018

Members Present: Members Karyn Allen, Susanna Guthmann, Gary Nolan (Chair), Paul Trudell, and Chris Wiltshire

Members Absent: John Gloss, Theresa Breault (alternate,) and Andrew Strniste (alternate)

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Dan and Taraleigh Weathers

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Member Trudell moved to approve the February 28th meeting minutes. The motion was approved by a vote of 5-0. Board members discussed and decided that a post Town Meeting reorganization of the Board's officers was not necessary.

Hearing: 1174 Park Street, §460 Home Business for yoga & wellness retreat (Weathers)

Applicants/landowners Daniel & Taraleigh Weathers appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval for a yoga retreat §415 Home Business for up to 8 people inside their existing home at 1174 Park Street, parcel 08-034-1, which is split by the §255 Low Density Residential and §260 Rural Residential Agricultural Zones. The Board determined that this application should be reviewed as being in the §260 RRA Zone. Mr. Weathers said that there were 4 bedrooms in the existing house that would be used for the home business and she and her husband would live in the two bedroom attached apartment when guests were present. The barn would not be used for the home business. Mr. Thomas confirmed that the 4 bedrooms, plus great room, plus kitchen met the 25% home business calculation size maximum (calculated for the current proposal at 24%). The Board discussed an hours of operation limitation. Ms. Weathers said that yoga retreats are typically Friday through Sunday, but sometimes begin on Thursday. She said that she also hoped to offer week-long retreats. The Board discussed that the hours of operation should be for the hours classes are taught, irrespective of the fact that the guests are often staying overnight. It was decided that the hours of operation for yoga and wellness class activities would be from 7am to 10pm Monday through Saturday and from 7am to 2pm on Sunday. It was also discussed that all exterior lighting would have to be compliant with §490 of the Bylaws. Mr. Weathers supplied the additional information on waste-water flows for the proposed home business. In which, the State specialist confirmed that the grandfathered wastewater flows were adequate to accommodate the proposed Home Business. Mr. Thomas noted previously expressed neighbor opposition to this proposal from Lynda Covatta. The Board decided to limit guests to within the subject property's setbacks and to require a one-year review of the project per §635.10 of the Bylaws to help mitigate Ms. Covatta's concerns. The Board, upon reviewing the new site plan submittal, unanimously agreed that a professionally drawn site plan, showing delineated gravel parking spaces, was required as a condition of approval. Member Trudell moved to approve the project with the aforementioned conditions of approval. The motion was affirmed by a vote of 5-0.

The meeting adjourned at 7:25 P.M. - Respectfully submitted by Zoning Administrator Thomas