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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

**P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378**

Minutes of March 14, 2002

Members Present: Gary Nolan, Carol Jennings, David Silverman, Theresa Breault, Jean Wickart, Carl Fortune, Paul Trudell

Members Absent: none

Recorder: Mark Leonard, Zoning Administrator

Guests: Roy Marble, Chris Audy, Donald & Patricia Bixby, David & Sondra Sanborn, Reina Farrar, Blair Scott West, Richard Duda, Jim Mahoney

Gary Nolan, Chair, called the meeting to order at 7:30 PM.

Theresa made a motion to approve the minutes of February 28, 2002, as written.
Carol seconded the motion and it passed unanimously.

**WARNED HEARING: PRELIMINARY PLAT APPROVAL, CHRISTOPHER AUDY,
TWO LOT SUBDIVISION, COTTAGE ST.**

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Chris Audy and Roy Marble.

Roy Marble, representing the applicant, reviewed the subdivision application. Chris Audy proposes to subdivide Charles Barnett's 54 acre parcel into two lots, with the new lot being 9.58 acres. He explained that they are not planning to hook up the new lot to the village water and sewer systems. The state subdivision permit has been approved. All inter-departmental sign-offs had been received; a letter from the Morrisville Fire Dept Chief requesting that the driveway meet specific requirements was read into the record.

David moved to approve the application, with standard conditions. Jean seconded the motion and it was approved unanimously. Applicant must submit a mylar plan of the proposed subdivision within 90 days for final approval.

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WARNED HEARING: PRELIMINARY PLAT APPROVAL, DEMARS PROPERTIES, TWO LOT SUBDIVISION, MANSFIELD AVE.

Applicant was not present. David made a motion, seconded by Theresa, to recess the hearing to the next scheduled DRB meeting on March 28, 2002. Motion to recess was approved unanimously.

WARNED HEARING: PRELIMINARY PLAT APPROVAL, MORRISVILLE WATER & LIGHT DEPARTMENT, THREE LOT SUBDIVISION, ELMORE ST AND FAIRWOOD PARKWAY WEST.

Applicant was not present. Theresa made a motion, seconded by Carol, to recess the hearing to the next scheduled DRB meeting on March 28, 2002. Motion was approved unanimously. Given a relatively high level of interest among adjoining property owners, the Board agreed to conduct a site walk of the property on March 23, 2002, ahead of the recessed hearing

WARNED HEARING: EXPANSION OF NON-CONFORMING USE, RICHARD DUDA, 2093 LAPORTE ROAD:

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections: 260-264 and 435 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Richard Duda and Jim Mahoney.

Applicant is interested in purchasing the property of Jeffrey and Christine Saul at 2093 Laporte Road. The property does not conform to the minimum lot size requirement and to permitted or conditional uses authorized in the Rural Residential Agricultural district. The property contains two offices in the main structure and storage space in the adjacent barn structure is rented to one of the office tenants.

Applicant is applying for expansion of the non-conforming uses to clear up ambiguities in the permits on this parcel. He proposes to reconfigure the two office spaces into four, two on each floor, and to continue using the barn for storage. The only permit on file for the property was issued in July 1989 for a change of conditional use, adding retail use to existing office use. Zoning Board of Adjustment minutes of July 5, 1989 refer to a previous approval for use as office space; no record of that previous approval could be found.

Applicant stated that he has applied for a state wastewater permit to reflect the increased number of occupants in the office spaces. He further stated that there is sufficient parking on the property to accommodate more tenants and any traffic increase would be minimal. He expressed his intent to enhance the appearance of the property by screening some equipment presently stored outdoors with fencing or landscaping.

David moved to approve the application, with standard conditions. Theresa seconded the motion and it was approved unanimously.

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On a motion by Paul, seconded by Theresa, the meeting was adjourned at 8:15PM.

Respectfully submitted,

Mark Leonard, Recorder