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MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

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Minutes of March 13, 2003

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

Members Absent: Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Charles Hogan, Jack Von Behren, Thomas Latta, Sonny Demars, Peter Beck III

Chairman Gary Nolan called the meeting to order at 7:30 PM. Theresa moved to approve the minutes of February 13, 2003. Paul seconded the motion and it passed unanimously.

WARNED HEARING: DEMARS PROPERTIES, CHANGE OF USE (RESIDENTIAL TO OFFICES) & WAIVER OF PARKING AREA SETBACK, 481 BROOKLYN ST

Gary opened the hearing and gave an overview of the permit. The application will be reviewed under Sections 213, 214, 450, 500, and 630 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Carl recused himself due to a family relationship with the applicant. Theresa administered the sworn oath to Sonny Demars.

Demars Properties proposes to demolish the single family residence at 481 Brooklyn Street and construct an approximately 2200sf building to be used as offices for up to three separate tenants. The new structure would have the appearance of a house and would be sited approximately in the center of the parcel, with a larger setback from the road than the current structure. The property will be served by municipal water and sewer. Demars is requesting a waiver of the parking area setback along the south property line in order to establish a gravel parking area along that line. Demars Properties owns the adjoining parcel and does not believe it will impact that parcel. A small barn along the property line will be demolished. Most of the existing shrubs and trees along the property boundary would remain.

Paul asked if any landscaping was planned. Sonny replied that they planned to put shrubs around the base of the new building.

Carol asked if there would be any exterior lighting. Sonny said no, other than perhaps a doorway light. Carol expressed a desire to do a site walk of the property.

David made a motion to recess the hearing to a deliberative session following a site walk. Carol seconded the motion and it passed unanimously.

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WARNED HEARING: LIGHT LOGIC, INC dba HOUSE OF TROY, CONDITIONAL USE & SITE PLAN APPROVAL, 15,000SF WAREHOUSE, 559 HARREL ST

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 233, 450, 500, and 630 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Charles Hogan, Jack Von Behren, and Thomas Latta of House of Troy.

House of Troy wishes to construct a 15,000sf warehouse addition onto the rear of the existing manufacturing facility at 559 Harrel St (currently housing Quality Control Stitching). The warehouse would be used for heated storage only, with no plumbing or other amenities. The warehouse addition would be 30 feet high, while the existing structure is 15 feet high. A loading dock would be located on the west side of the warehouse and all deliveries would be made via the driveway on this side of the property. No additional parking or driveways would be created. Jack Von Behren stated that they anticipated a maximum of 50 employees and noted that the present occupant has had over 100 employees in the past.

David made a motion to approve the Conditional Use and defer site plan approval pending submission of final site plans with building elevations. Carl seconded the motion and it passed unanimously.

PRE APPLICATION HEARING, PETER BECK III, TWO LOT SUBDIVISION, LAPORTE ROAD

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Section 720 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Peter Beck proposes to subdivide his 16 acre parcel on the corner of Laporte and Golf Course Roads into two lots of approximately 8 acres each. He has submitted a state subdivision permit application.

David made a motion that the application conforms to the town plan. Paul seconded the motion and it passed unanimously.

PRE APPLICATION HEARING, CHARLES NELSON, SIX LOT SUBDIVISION, NEEDLE EYE ROAD

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Section 720 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Charles Nelson proposes to subdivide his 33 acre parcel off Needle Eye Road into six lots ranging in size from 3.3 to 10.4 acres. He stated some concerns with the Town Road Standards dealing with the width requirement for any road which may become a town road. The specification in the road standard is somewhat ambiguous, allowing different interpretations of the width requirement. Mr Nelson and his design engineer feel that a 20 foot wide roadway, with two foot shoulders on either side would be adequate for a road serving only six lots and having no through traffic and would comply with the standard. The board members were inclined to agree, but would seek clarification of the standard from the Select Board.

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David made a motion that the application conforms to the town plan. Carl seconded the motion and it passed unanimously.

OTHER BUSINESS:

The board reviewed and the Chair signed the final plat of the Paul Bergeron three-lot subdivision on Mud City Loop.

The board reviewed and the Chair signed the corrected final plat of the Dominick Donza two-lot subdivision on Sterling Valley Road.

On a motion by Paul, seconded by Carl, the meeting was adjourned at 9:10 PM.

Respectfully submitted,

Mark Leonard, Recorder