

Morristown/Morrisville Development Review Board
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Meeting Minutes of 11 March 2020

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Mary Ann Wilson, and Chris Wiltshire

Members Absent: Paul Trudell

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Bob Heanue, Lauren Paine, Brent Paine, Nick Donza, George Abad, Engineer Tyler Mumley, and Lister Charles Burnham

Call to Order: Chair Nolan called the meeting to order at approximately 6:02 PM.

Minutes: Member Wiltshire moved to approve the February 8th meeting minutes as proposed. A vote of 6-0 affirmed the motion.

Warned Hearing: 456 Jersey Heights, \$500 SPA & \$630 CU for a 9-unit apt bldg (Stearns)

Engineer Tyler Mumley appeared before the Board representing applicant/landowner Jennifer Stearns, who was requesting \$630 Conditional Use and \$500 Site Plan Approval to construct a 9-unit multi-family use apartment building, with associated infrastructure, at 456 Jersey Heights, Parcel 23-040 in the High Density Residential Zone. Engineer Mumley explained that the proposed two-story, 40x60, 9-unit apartment building would be constructed to the rear / north of the existing barn, which would remain on the property. The existing farmhouse on the property, with two dwelling units therein, would also remain. The eastern driveway onto the property would be widened and paved, with said improvements creating 22 total parking spots. To the east of the improved driveway, a swale and stockade fence were proposed to shield the adjacent property owner (Lauren Paine) from impacts from the proposed development. Ms. Paine said that she would like the proposed privacy fence to be 8 feet tall, and that she was very concerned about runoff since her property is downhill of the proposed development. Engineer Mumley offered to carry the proposed swale separating the development site from Ms. Paine's property all the way out to the road so it could catch runoff along the edge of Jersey Heights and convey it out to a riprapped area at the rear of the property. Brent Paine suggested a stone retaining wall be built along the property line to act as a drainage divide. He also suggested the installation of a stormwater catch basin at the intersection of Jersey Heights and the project's driveway. Bob Heanue said he was concerned about noise and visual impact from the apartment building's proposed trash and recycling location. Ms. Paine said she shared these concerns. Engineer Mumley said that he would revise the site plan to move the trash and recycling location to the west side of the apartment building. Mr. Mumley added that he would add a few Armstrong Maple Trees to the site plan along the eastern property line to block view of the development from Mr. Heanue's house. Member Wiltshire moved to recess the hearing to Deliberative Session. The motion was affirmed by a vote of 6-0.

At the conclusion of the Deliberative Session discussion, Member Wiltshire moved to conduct a site walk of the proposed development at 5:30 PM on Wednesday March 25th, with the Board reconvening at the Town Offices to vote on the project at 6:00 PM. The motion was affirmed by a vote of 6-0. Mr. Thomas was instructed to inform Mr. Mumley that the corners of the proposed building, and parking lot, should be staked prior to the site walk, as well as the rear property line being clearly identifiable.

Continued Hearing: 382 Bridge St, 54-unit §510 Conservation Subdivision (G&D LLC)

Engineer Tyler Mumley and Nick Donza appeared before the Board representing applicant/landowner G&D LLC, who was requesting §750 Final Plat Approval for a §510 Conservation Subdivision that would create 54 townhouses, clustered in 6 building pods, with associated infrastructure (new road access coming from 382 Bridge Street), on Parcels 07-307 & 07-309-1 in the Medium Density Residential Zone. Engineer Mumley said that the existing house at 385 Bridge Street would be razed to accommodate a tree-line roadway into the proposed development. The development would consist of 54 townhouses, spread out equally amongst 9 building pods, on approximately 5.85 acres (half of which would be permanently protected open space per the §510 conservation subdivision requirements). The 54 units would all have two bedrooms and an 18x32 footprint. Mr. Donza said that the portion of the property that would be cleared for the development would still be nicely landscaped. Mr. Donza added that he planned to thin the trees on the lower / western part of the property to take advantage of river and mountain views afforded for each townhouse by the site's sloping topography. Engineer Mumley detailed where the proposed development would connect with the rail trail, as well as a location for a few parking spots at the trailhead. Member Wilson suggested that some additional screening should be added between the rail trail and the three abutting building pods. Mr. Mumley responded that the rail trail was already heavily wooded within its wide right-of-way, but his client would supplement any screening the Town desired in this location post construction. Member LeBlanc said that she appreciated the neighborhood feel of Mr. Donza's other new developments (Fenimore & Pope Meadow), but she questioned if this project would have the same feel. In response, Mr. Donza spoke to the permanent protection of more than half the site as open space, the direct rail trail access, a walking path out to Bridge Street, as well as a proposed walking path down to the river's edge. He added that the development road would remain private. Mr. Mumley suggested that the hearing be continued until April 22nd to allow him more time to fully develop the submitted concept plan into a site plan that the Board could act on. Member Wiltshire moved to recess the hearing until 22 April 2020. The motion was affirmed by a vote of 6-0.

Discussion: Annual Board reorganization

Chair Nolan nominated Chris Wiltshire to become the Board's Vice Chair. The motion was affirmed by a vote of 5-0-1, with Member Wiltshire abstaining. Member Wilson nominated Gary Nolan to continue as the Board's Chair. The motion was affirmed by a vote of 3-2-1 with Chair Nolan abstaining.

The meeting adjourned at 9:20 P.M. - Respectfully submitted by Zoning Administrator Thomas