



**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

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Minutes of March 11, 1999

Members Present: Gary Nolan, Tom Paine, Rich Furlong, David Silverman, Theresa Breault, Carol Jennings, and Paul Trudell.

Members Absent: None.

Guest: Carroll Peters, Pierre Couture, Ned Houston, Will Spaulding, Matt Bryan, Tina Teale, Randy Towns

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Rich made a motion to approve the minutes of March 4, 1999 as written.
Theresa seconded the motion and it passed unanimously.

**WARNED HEARING. H.A. MANOSH CORP, 40' x 40' CONVENIENCE STORE WITH
A 8' x 12' MECHANICAL ROOM AND A 5' COVERED WALK ON THREE SIDES.
CONDITIONAL USE AND SITE PLAN APPROVAL. BROOKLYN STREET.**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 210, 213,a, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk of the site took place on March 6, 1999.

Gary and David recused themselves for this hearing due to a conflict of interest and they both left the room.

Theresa administrated the sworn oath to Ned Houston and Pierre Couture.

Mr. Houston gave an overview of the proposed project. They propose to remove the existing building and replace it with a 40' X 40' convenience store, with a 8' X 12' mechanical room and 5' covered walkways on three sides. The canopy over the gas pumps will remain the same square feet, however it will be narrower and longer, it will change to 20' X 48' square feet. The gas pump island will be stretched out so that there is room three vehicles to fill on each side of the pump island. A diesel island and 10,000 gallon tank will be new. The diesel island will be centered between the proposed building and the green space separating Route 100 and the shopping center. There will be room to fill one vehicle on each side of the diesel pumps and one lane of through traffic on each side of the pumps. Jack F. Course Inc. will continue to operate the facility. A landscaped planter will be along the Route 100 side of the building. The building will

have a height of 22' and is more than 100' from the shopping center. The exterior lighting will be a down shaded light on the sign, an internally lighted Mobil Pegasus, nine recessed can lights in the covered walkway and eight recessed canopy lights. The loss of parking spaces is 29 and they are required to have 38 spaces for this application. The lost and new spaces will be behind the Union Bank and hopefully employees in the shopping center will park behind the building.

Tom raised concerns about traffic flow with the diesel pump island.

Mr. Houston said that through traffic will flow on each side of the pump island fuel stations.

Paul asked about putting in a curbed planted island between Northgate Avenue and the gas island.

Mr. Houston said that he had talked about better defining the parking lot and the road but there was concerns about room and plowing.

Paul asked about were cars going to be parked on the east side as no parking spaces are shown there.

Mr. Houston replied that it was too short for a regular parking space but some people will probably pull up there and run in quickly.

Paul asked about the canopy height.

Mr. Houston said was unsure

Ken went and asked Gary Nolan that question for the Board

Gary informed Ken it was about fifteen to sixteen feet high.

Rich asked is the building had doors on two sides.

Mr. Houston said yes.

Tom asked if the mechanical room will house the compressor.

Mr. Houston replied he was unsure.

The Board said if the were outside they would need to be screened.

Paul asked about the hours of operation.

Mr. Houston stated it would be 5:00 AM to 11:00 PM seven days a week.

Theresa asked when construction would begin.

Mr. Houston answered this building season.

The Board opened the hearing up to question from the public.

Mr. Couture said that his concerns are that move the parking to a gravel parking lot without a walkway to the storefronts that people would not use that lot. The parking lot lacks clear delineation of where the accesses/egresses are on Northgate Avenue. The current electrical line runs under his rear driveway and are only down about a foot and he feels that it needs to be buried deeper. And, lastly that the gas pump island is only about 40 feet from the centerline of Northgate Avenue.

Mr. Houston said that they had received a letter from the power company that said they could provide service and is it needs to be upgraded he did not see a reason why it could not be buried deeper.

Paul noted that the letter also said the need the load requirement to determine the line size.

Theresa made a motion to approve this application with our standard conditions.

The motion was not seconded and was later withdrawn.

Rich made a motion to recess to hearing to a deliberative session to follow tonight's

hearings.

Tom seconded the motion and it passed unanimously.

PRE HEARING, MATTHEW BRYAN, 2 LOT SUBDIVISION AND A LOT LINE CHANGE, STAGECOACH ROAD.

Gary opened the pre hearing and gave an overview of the application. The application is to be reviewed under Sections 720-720.4b and 770-780.2(4) of the Morrisville/Morristown Zoning Subdivision Bylaws. A site walk of the property was done on March 6, 1999.

Theresa administered the sworn oath to Matthew Bryan.

Mr. Bryan said he is subdividing his property into two lots and making a lot line change. When he had the property surveyed it showed that the Letuurneau's driveway was on his property and so they are proposing to give them a .5 acre parcel to correct this. He is dividing the rest of the land into two lots, a 20 acre lot he will sell for a building lot, and a 19.5 acre parcel with his house on it.

David made a motion to rule that the subdivision and lot line change meets the requirements of the Town Plan.

Tom seconded the motion and it passed unanimously.

WARNED HEARING, JOHN MURRAY AND JOHN MACDONALD, LOT LINE CHANGES FONTAINE HILL ROAD AND COTE HILL ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under the Morrisville/Morristown Zoning Subdivision Bylaws. A site walk was conducted on March 6, 1999.

Theresa administered the sworn oath to Carroll Peters and Will Spaulding

Mr. Peters explained that the owners acquired the four lots over the years in four separate deeds. One lot will remain unchanged and the other three are being adjusted and are roughly the same sizes they were before making the changes. Mr. Spaulding purchased his property and used the open land for his lawn, children's play set and pond and the land when it was surveyed showed that theses items were on the MacDonald/Murray property. Mr. Spaulding will be purchasing the lot that is contiguous to his property. The other lot line change is for the camp whose drilled well is on another lot. The changes to the three lots will correct theses problems.

Paul made a motion to approve the lot line change with our standard conditions and that no further development can take place until septic plans for the lot have been approved.

Tom seconded the motion and it passed unanimously.

PRE HEARING, EARLE AND ARLINE WELCH, 3 LOT SUBDIVISION SAND HILL HEIGHTS.

Gary opened the pre hearing and gave an overview of the application. The application is to be reviewed under Sections 720-720.4b and 770-780.2(4) of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted on March 6, 1999

David recused himself from the board as he is acting in his in-laws behalf

Theresa administered the sworn oath to David Silverman.

Mr. Silverman explained that this is part of the round barn property on Route 12. They are subdividing a five plus acre lot and a eight plus acre lot that will both have access off Sand Hill Heights Road. The remaining land will stay with the farm. The land is zoned RRA.

Rich made a motion to that this subdivision meets the requirements of the Town Plan.

Paul seconded the motion and it passed unanimously.

Other Business:

Towns/Teale: Tina Teale wishes to use the former Casella/Green Mountain Sanitation office for her mailing and parcel business. The DRB reviewed the past permits and hearing and okayed the change of business.

Manosh/Grand Union: They wish to open the second access/egress to Grand Union off Stafford Avenue. As a condition of the permit for the Grand Union this access/egress was to be blocked off until the bypass was opened. The access permit granted by Highway Superintendent William Moulton contained the same requirement. Ken discussed the proposed with Mr. Moulton and he has no objections to opening the second access/egress since the State of Vermont will not allow the traffic light. The DRB concurred with Mr. Moulton to allow this access/egress to be open.

David made a motion to adjourn the hearing at 10:50 PM

Paul seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.