

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

March 10, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Gary Nolan (Chair), Paul Trudell & Ron Stancliff

Members Absent: Brian Irwin, Jean Wickart & Chris Wiltshire

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: As noted within the minutes for each item

Member Nolan called the meeting to order at 7:30 PM. Member Stancliff moved to approve the December 9, 2010 meeting minutes. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Morrisville Water & Light, 115 South River St, CU & SDPA

ZA Thomas introduced the application of Morrisville Water & Light, which was seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance at 115 South River Street to construct a new 1,292sf headhouse to service the wastewater treatment plant in the §250 Medium Density Residential zoning district under uses: Essential Services / Federal, State, County or Municipally Owned and Operated Institutions & Facilities. Water & Light General Manager Craig Myotte explained the technical purpose of the new headworks building and said it was the final upgrade to the new sewer plant. Mr. Myotte said that the current headworks building was obsolete, no longer met building codes and would be razed. Mr. Myotte added that the proposed headworks building would be 23 feet high and unlikely to be seen from Bridge Street. ZA Thomas noted that the only public comment he received on the application requested additional screening for the existing sewer plant and any new accessory buildings. Mr. Myotte said that Water & Light would be amenable to installing some reasonable screening. Chair Nolan suggested reviewing the sightlines to headworks building after it was constructed. ZA Thomas proposed a conditional of approval that reserved the Board the right to conduct a site walk of the property after construction and recommend needed landscaping, if any, at that time. Mr. Myotte agreed to such a condition. Member Trudell moved to approve the proposed project with the added condition regarding the possibility of a site walk and additional landscaping. The motion was affirmed by a vote of 5-0.

WARNED HEARING: CHSLV, 607 Washington Highway, CU & SDPA

With residents Sharon Rowell and Gary Greaves in attendance, ZA Thomas introduced the proposed project. He said that applicant Community Health Services of Lamoille Valley (CHSLV) was seeking §500 Site Development Plan Approval and a §630 Conditional Use allowance at 607 Washington Highway to add two small additions to the existing medical building totaling 694sf in the §235 Special Use zoning district under use Health Care Facility. ZA Thomas added that application also includes a waiver request for 2 feet or 13% of the required 15 foot side setback. CHSLV CEO Kevin Kelly and PE John Grenier explained that two small additions housing stairs and an elevator were necessary to properly access the basement of the existing building when the planned interior renovations therein were completed. He added that the interior basement renovations would provide for additional office space and an

employee break room. Member Stancliff inquired if the addition would create additional parking demand. ZA Thomas said that the proposed 694sf addition would generate the need for a maximum of three additional parking spaces (per the Bylaw's 1 space per 250sf). However, he added that the existing parking capacity appeared to be more than satisfactory and that any new demand could easily be accommodated on-site. PE Grenier added that the existing parking lot would be repaved during the project and that drainage improvements would accompany the paving.

The Board discussed the requested side setback waiver for two feet, or 13% of the required side setback along the northwest of the property. Mr. Kelley said that without the side setback the new hallway accessing the elevator would not meet width requirements for ADA. Abutter Sharon Rowell said that she supports the requested side setback waiver and asked the Board to afford her the same consideration should she ever seek the same waiver on her property. Member Trudell asked about exterior lighting. Mr. Kelley said that no new exterior lighting was planned and that any new lighting, along with existing lighting would be shielded and converted to LED. Member Trudell moved to approve the project and associated waiver as presented. The motion was affirmed by a vote of 5-0.

WARNED HEARING: David Whitcomb, 2305 Laporte Road, CU & SDPA

ZA Thomas informed the Board that this hearing was cancelled due to the Agency of Transportation, the property owner, declining to sign the application on behalf of Mr. Whitcomb. ZA Thomas also noted that he was yet to receive the hearing fee from Mr. Whitcomb.

DISCUSSION: North Country Animal League Permit Condition Relief

ZA Thomas introduced Sallie Scott and Ernie Ruskey from North Country Animal League (NCAL). He informed the Board that NCAL requested to meet informally about seeking relief from a condition of their Condition Use permit from 12/9/1999. Mr. Ruskey said that NCAL was seeking the ability to use the outside fenced-in area as a dog pen, which is currently prohibited by condition #9 of their permit because it requires a one to one handler to dog ratio, where each dog must remain on a leash outside. Mr. Ruskey instead proposed to have a maximum of three dogs in the pen at any one time off leash, provided a handler is present at all times. Mr. Ruskey added that the pen fence would be rebuilt to six feet in height. Chair Nolan and Member Stancliff said that the proposed conditions for the use of the pen seemed reasonable. ZA Thomas said that any formal request to modify the existing permit must be accompanied by a site plan of the pen area. Chair Nolan said that the site plan should also include a cross section of the proposed fence. Ms Scott and Mr. Ruskey thanked the Board for its time and said that they would work on putting a formal application together for the discussed permit relief.

The meeting adjourned at approximately 8:35 PM.

Respectfully submitted,
Todd Thomas, ZA