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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of March 9, 2006

Members Present: Gary Nolan, David Silverman, Paul Trudell, Jean Wickart, Theresa Breault, Steve Berson (alternate), Bill Henchey (alternate)

Members Absent: Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached list

Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by Jean, minutes of the February 23, 2006 meeting were approved.

**WARNED HEARING: BARRY COFFIN, CONDITIONAL USE & SITE PLAN REVIEW,
HOME BUSINESS, 181 RANDOLPH ROAD**

Gary introduced the application, to be reviewed under sections, 248, 460, and 632-635 of the zoning & subdivision bylaws. Theresa administered the sworn oath to Barry Coffin, Gehrig Sprague, Donna Smith, Wayland Wells, and Denise Trombley.

Barry Coffin detailed his proposal to relocate his electronics sales & service business from Waterbury to Morrisville. He plans to purchase the property currently owned by Gehrig Sprague and Donna Smith at 181 Randolph Road and move into the house at that location. He proposes to establish the business, consisting of repair of home electronic systems (TVs, VCRs, computers, etc) and limited retail sales of those systems, in a detached 2-story garage that had formerly been used for a variety of businesses dating back many years.

Barry explained that the business is conducted by himself, his parents, and his son. Business hours are 9:00am to 5:30 pm Tuesday through Saturday. The area to be used for the business is 980 square feet; the total area of both structures is 4175 square feet. He identified eleven parking spaces, although he stated he does not expect to have that many customers and staff on site at any time. He estimated 6-12 vehicles visiting the property on any given day, including delivery trucks. He said he had an increasing volume of internet-based business, with customers sending items to him for repair.

Wayland Wells, who resides across the road from the subject property, objected to the proposed business, saying he did not want a business in a family neighborhood. He said there had not been a retail business at this location for more than a year. He cited specific concerns

about traffic along Randolph Road and limited visibility for vehicles entering and exiting the subject property, saying there had been numerous close calls in this area.

David moved to recess the hearing to a site walk, to be conducted on March 18th at 9:00am. Theresa seconded the motion and it passed unanimously.

WARNED HEARING: ERIC NICHOLS, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, PRIVATE RIDGES ROAD

Gary introduced the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. The ZA conducted a pre-application review of the proposal on February 15, 2006. David informed the board of a potential conflict of interest as his father-in-law is an adjacent property owner. He said that he could objectively review this application. There were no objections to his participation in this hearing. Theresa administered the sworn oath to Eric Nichols and Jamie Brewster.

Eric Nichols proposes to subdivide his 29.7-acre parcel located between Private Ridges Road and Sand Hill Heights into two lots. Lot 1, proposed for a three-bedroom single family dwelling with access from Private Ridges Road, would be 24.3 acres. Lot 2, containing an existing single-family residence with access from Sand Hill Heights, would be 5.4 acres. Both lots would have their own drilled well and on-site wastewater disposal systems.

Jean made a motion to approve the application as presented with standard subdivision conditions. Bill seconded the motion and it passed unanimously.

WARNED HEARING: VIRTUAL REALTY INC, PRELIMINARY PLAT APPROVAL, 22-LOT 'POPE MEADOW' SUBDIVISION, ELMORE STREET/VT ROUTE 12

Gary introduced the application, to be reviewed under sections 254, 740, 780, and 810-860 of the zoning and subdivision bylaws. Paul Trudell recused himself from hearing this application as his company is working with the applicant on the project. The ZA conducted a pre-application review of the proposal on February 8, 2006 and the applicant presented the proposal to the DRB for sketch plan review on February 23, 2006.

Theresa administered the sworn oath to Scott Mansfield (representing the applicant), Bernie Chenette (applicant's project engineer), Sharon Rowell (representing current property owner, Greaves Farm Corp), Paul Trudell (project architect), and the following property owners and residents of the immediate area: Thelma Ward, Duwella Stewart, Barry & Tina Coffin, Kim Quick, Sonny Demars, Denise Trombley, Dan & Kathy Demars, Brent Paine, Brian Irwin, Meredith Scott, Carla Frappier, Dorice Lamoray, Jane Greene, Thurlow Greene, Todd Darrow, and Edwin Allaire. Adjacent property owner Patricia Westover submitted written comments for the board's consideration (copy filed with application).

Bernie Chenette presented the proposal on behalf of the applicant. Virtual Realty Inc proposes to purchase the 8.9-acre parcel fronting on Elmore Street at the eastern boundary of the Village of Morrisville and subdivide it into 22 lots. Lots would range in size from 12,125 square feet (0.27 acres) to 20,285 square feet (0.47 acres); excluding the development road right-of way. Lots 1 and 4 do not have road frontage and would be accessed via easements across their

adjoining lots. The ZA noted that the easement or right-of-way to these lots needs to be fifty (50) feet wide, not twenty-five feet as shown on the site plan. Two-family dwellings are planned on each lot, for a total of 44 units. Units would be sold as condominiums, with owners owning their unit and one-half of the lot, with estimated sales prices starting at \$170,000 per unit.

The parcel is located in the Medium Density Residential zoning district (minimum lot size for two-family units = 12,000 square feet) and would be served by the village water and sewer systems. An internal road, approximately 1500 feet long, with a single access from Elmore Street, would serve the proposed development. The road would be built to town road standards, with a twenty-four (24) foot wide paved surface and two-foot wide shoulders on both edges; no curbs are planned. Utilities would be underground within the road right-of-way. The developer would seek to turn over ownership of the road right-of-way to the town.

A five-foot wide asphalt surface sidewalk, separated from the road by a five-foot wide grass strip, would run along the outside of the roadway. The sidewalk would not connect to the village sidewalks, which end approximately 800 feet west of the proposed development. Buildings would be located at least fifty (50) feet back from the edge of the sidewalk.

Paul Trudell described the building designs and landscaping plans. The duplexes would be a mix of one and two story, 2-3 bedroom floor plans. Each unit would have a single-car garage, with an additional off-street parking space. Most duplexes would share a common driveway, with lots 5-11 having separate driveways for each unit. Each lot would have a number of 10-12' tall trees of at least 2.5" caliper (diameter). Salt-resistant red oaks would be planted at the rear of lots backing onto Elmore Street to screen the development from the roadway. The perimeter of the development is largely screened from adjoining properties by existing trees.

Jim Fontaine of Morrisville Water & Light Department addressed municipal water and sewer services to the development. He said the department did not anticipate any problems in providing electric power and sewer service, but there was an issue with the adequacy of water pressure. He noted that water pressure in the area of the proposed development is generally below 35 psi. He said the Water Supply Division of the Vermont Agency of Natural Resources will not approve any new connections in the low pressure area to the municipal water system until the low water pressure problem is rectified. He said the developer may install individual pressure tank systems for the units to provide the requisite water pressure; these systems would have to be approved by the Water Supply Division as part of their Water & Wastewater Systems permitting process. Jim further stated that these additional connections would not make the existing low pressure in surrounding properties any worse, with computer models forecasting an average system pressure drop in this area of .02 psi and a peak usage drop of .04 psi due to the additional users. Rectifying the existing low pressure in the area would require a system-wide improvement, which is not currently planned.

Sharon Rowell, one of the current property owners, said they had offered Morrisville Water Light about two acres some 10-12 years ago for a new 1-million gallon reservoir which would have alleviated the water pressure problem. Scott Corse of Water & Light responded that the land was suitable, but that the department did not have the money for the project.

Morrisville Fire Department Chief Bill Spear stated that the water pressure in the proposed development area would be inadequate to meet state fire protection requirements. Water pressure for firefighting would have to be at least double the residential requirement.

Thurlow Greene, whose mother's property abuts the project to the west, asked if any green space was included in the plan. Bernie Chenette said there was none, other than the yards surrounding the duplexes. Mr Greene asked if there would be a traffic light installed at the new intersection on Elmore Street due to the increased traffic generated by these 44 new units and whether any Agency of Transportation planning factors had been considered. He expressed his opinion that this development was completely out of character with the surrounding neighborhoods, which were mostly single-family homes on lots of one-half to one acre, on average. He said the project looked more like Williston than Morrisville.

Jane Greene observed that the project site plan showed a sewer line running from the proposed development across her property to an existing sewer manhole. She emphatically stated that she would not grant an easement on her property for this utility line. Bernie Chenette said that in that case, they would use a force main to run the sewer line up to the existing line in the utility right-of-way on Elmore Street. Mrs Greene expressed her opinion that the developer was solely interested in making as much money from the project as possible, regardless of its impact on the community, and doubted that there was a need or a market for this many additional units.

Edwin Allaire said he was concerned about the number of housing units in the proposed development, stating that it was a much higher density than the surrounding neighborhoods.

Meredith Scott expressed similar concerns about the traffic impact along Elmore Street, noting that the speed limit drops to 25mph from 50 mph at the village line, just at the edge of this property. She inquired about how the permitting process would proceed after tonight's hearing. Gary Nolan explained the process going forward and added that this project would also require a state land use (Act 250) permit, which would have more stringent approval criteria than the local zoning process.

Dorice Lamoray asked if there were plans for a model to be built; Scott Mansfield said buildings would be built as they were sold. Mrs Lamoray said she was concerned that this development would decrease the values of surrounding properties.

Denise Trombley asked whether there would be any deed restrictions and if so, who would enforce them. She suggested that the developer could build fewer, larger units, perhaps single family instead of duplexes, and sell them a higher cost. Scott Mansfield responded that he wanted to keep the unit costs below \$200K and needed this many units to make the project economically viable.

Bill Henchey noted the stormwater management area on the southwest corner of the project and asked how stormwater runoff would be handled. Bernie Chenette said they planned for most of the runoff to filter into the lawns on the site and that they had yet to design a stormwater retention pond for the area indicated.

David Silverman reviewed the written comments provided by the town administrator regarding road and utility issues. He noted their request for curbs and storm drains. Bill added that curbs were safer for pedestrians in such a densely developed neighborhood and that they would help with stormwater runoff if channeled into drains.

Brian Irwin asked about the impact of this many new families in the school system. The ZA said he had queried the school district superintendent and received a response that the school district could accommodate the increase.

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David moved to recess the hearing to a deliberative session after the public hearing was closed. Theresa seconded the motion and it passed unanimously.

The board met in deliberative session and voted to recess the hearing until the applicant submitted additional information regarding the following items: revised plans for municipal sewer connections, details on providing adequate water pressure for both residential and fire protection needs, a stormwater discharge plan, a more detailed landscaping plan (the board suggested additional screening along Elmore Street), Police Department comments regarding traffic impacts, and a vicinity map with information required in section 780.2 of the bylaws. Upon receipt of the requested information, the public hearing will resume.

On a motion by Paul, seconded by Jean, the meeting adjourned at 9:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 3/23/06 TB/JW