

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

March 8, 2012 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Paul Trudell (Chair), & Chris Wiltshire

Members Absent: Jean Wickart

Guests: As noted on sign-in sheet attached to these minutes

Call to Order: Chair Trudell called the meeting to order at 6:30 PM. Member Irwin moved to approve the February 23, 2012 meeting minutes. The motion was affirmed by a vote of 5-0.

WARNED HEARING: Copley Hospital, 528 Washington Highway, §500 Site Plan

Chair Trudell introduced the hearing for §500 Site Development Plan Approval on behalf of applicant Copley Hospital Inc., who was proposing to construct a 3,308sf expansion to the existing hospital emergency room and a 1,332sf expansion for a garage / ambulance bay at 528 Washington Highway (parcel 24-009) in the SU zone under uses Health Care Facility and Accessory Use or Structure. Architect Greg Rabideau, representing Copley Hospital, said that the proposed addition allows for three new treatment rooms, eight trauma beds, a new emergency room facility, the addition of one to one and a half employees, a new garage bay for ambulances and the reclamation of some existing pavement for lawn space. ZA Thomas added that the proposed hospital expansion had to be reviewed under Title 24, Chapter 117, §4413, which exempted it from local zoning control. Chair Trudell asked if any new lighting was proposed with the addition. Architect Rabideau said that no new lighting was proposed. Member Wiltshire asked if additional parking was proposed with the application. Architect Rabideau said that two additional parking spaces were proposed. Kevin Kelley, of Community Health Services of Lamoille Valley said that a dearth of parking is a global problem up by the hospital. Architect Rabideau, after discussing parking with the Board, agreed to add four additional parking spaces to the site plan. Member Breault moved to approve the proposed site plan, provided that six new parking spaces are included thereon. The motion was approved by a vote of 5-0.

WARNED HEARING: The Manor, 577 Washington Highway, §500 Site Plan & §630 CU

Chair Trudell introduced the hearing for §500 Site Development Plan Approval & §630 Conditional Use for applicant The Manor Inc. who was proposing to construct a 795sf addition to the existing elderly care facility at 577 Washington Highway (parcel 24-019-1) in the SU zone under use Health Care Facility. Chair Trudell recused himself from the hearing because he drew the site plans. Dennis Landry, representing The Manor Inc., explained the proposal for a one-story building connector addition that would house a conference room, office and utility room, which would result in a better circulatory system within the building. Acting Chair Irwin asked if any new lighting was proposed. Mr. Landry said that no new lighting was proposed on the exterior of the building. ZA Thomas said that the application did not propose an increase in parking because no beds or employees would be added as a result of the proposed development. Kevin Kelley, of Community Health Services of Lamoille Valley said that his organization supports the proposed project. Member Breault moved to approve the proposed site plan. The motion was approved by a vote of 4-0-1, with Member Trudell abstaining.

WARNED HEARING: Vermont State Hospital, 72 Harrel Street, §500 SPA

Chair Trudell called the recessed §500 Site Plan Development Approval hearing to order on behalf of the applicant, State of Vermont, who was proposing to build a security fence and lease the northwest and southwest wings of the existing Lamoille Community Connections building at 72 Harrel Street (parcel 21-138) to operate a State Hospital under Title 24, Chapter 117, §4413. Chair Trudell noted that a site walk of the property was conducted earlier in the evening at 5:30 P.M., which was attended by all of the Board Members present. Chair Trudell added that a mock-up of the security fence height was performed at the site walk and that the Board Members walked the property to determine the best locations for screening. It was noted that the fence was demonstrated at the site walk as being 12 feet tall with a 2 foot outrigger atop and that the five existing lights on the side of the building being leased by the state would be converted to down-shielded LED lighting that complied with zoning requirements. Chair Trudell said that screening was also discussed and would be implemented with a six foot tall privacy fence along the hedgerow at the rear of the Alexander and, if desired, the Nolan property, and with four pines that are eight to ten feet tall planted in the view corridors along the Harrel Street sidewalk, two pines planted in the Harrel Street view corridor on the other side of the Lamoille Community Connections driveway and three pines planted in the parking lot island that sits between the proposed security fence and the rear yards of the Brooklyn Street abutters. ZA Thomas read an email from Town Administrator Dan Lindley that retracted comments made at the last hearing about the project's potential municipal impacts because the Selectboard was addressing those issues with the State via a memorandum of understanding. Member Allen moved to close the hearing and return to deliberative session. After deliberation, Member Irwin moved to approve the proposed project, with the following conditions:

1. the applicant shall submit a landscape plan detailing the agreed upon planting locations (showing species type and size) for Board approval within 60 days of the decision;
2. this landscaping shall be permanent and shall not be removed when the State use is vacated;
3. the applicant shall construct a six foot tall privacy fence along the hedgerow at the rear of the Alexander property and, if and where desired by the property owner, the Nolan property;
4. the five existing lights on the exterior of the building shall be replaced by the applicant with permanent lighting that is compliant with the zoning bylaw;
5. the existing asphalt parking surface shall serve as the apron under the security fence, with the fence posts anchored by means of concrete filled sono-tubes left flush with the asphalt.
6. the security fence shall be removed within thirty days of the State use vacating the premises;
7. the application, at the sole discretion of the Board, shall be subject to one and three year reviews from the date of project approval if the existing onsite parking is found to be inadequate for demand; and
8. the Board acknowledges that this conditional approval is limited in scope, as a memorandum of understanding, designed to mitigate the project's potential municipal impacts, is being negotiated between the Selectboard and the State; and if said memorandum of understanding cannot be successfully agreed to, the Board may consider imposing additional conditions on the project at the time of the one and three year reviews. A vote of 5-0 affirmed the motion.

The meeting adjourned at approximately 8:30 P.M.

Respectfully submitted by Todd Thomas, ZA

Morrisville / Morristown

Development Review Board

Please Sign In

Thursday, March 08, 2012

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