

FILE COPY

MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6378

Minutes of February 28, 2002

Members Present: Gary Nolan, Carol Jennings, David Silverman, Theresa Breault,

Members Absent: Jean Wickart

Recorder: Mark Leonard, Zoning Administrator

Guests: Sonny Demars, Roy Marble, Chris Audy, Lois Atwood, David Spear, Carl Fortune, Scott Corse, Alison Beckwith, Richard Sargent

Gary Nolan, Chair, called the meeting to order at 7:30 PM.

Theresa made a motion to approve the minutes of February 14, 2002, as written.
David seconded the motion and it passed unanimously.

**RECESSED WARNED HEARING, CONDITIONAL USE AND SITE PLAN REVIEW,
LOIS ATWOOD & DAVID SPEAR, DEVELOPMENT IN A FLOODWAY FRINGE
AREA, OFF RT 100 IN THE VICINITY OF RYDER BROOK RD**

Theresa administered the sworn oath to Lois Atwood and David Spear. Gary opened the hearing by reviewing the application. Applicants wish to purchase a 2.7 acre lot in the so-called 'Norvert Subdivision' off Route 100 south of Ryder Brook Rd and build a single family residence on it. The residence will have on-site water supply and sanitary sewage disposal systems. The westernmost portion of the lot is in a designated floodway fringe area, requiring conditional use approval by the DRB. Applicants presented a survey map of the lot and wastewater system design plan, both showing the approximate boundary of the floodway fringe area. The accompanying engineer's report notes that both the house and the wastewater system are outside the limits of the flood zone and that the 30' elevation difference between the adjacent brook and the area of the lot to be developed clearly indicates that any proposed development is not in the floodway fringe area.

David made a motion and Paul seconded to approve the application. The motion was approved unanimously.

PRE APPLICATION HEARING, CHRISTOPHER AUDY, TWO LOT SUBDIVISION, COTTAGE ST.

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Chris Audy and Roy Marble.

Roy Marble, representing the applicant, reviewed the subdivision application. Chris Audy proposes to subdivide Charles Barnett's 45 acre parcel into two lots, with the new lot being 9.58 acres. He explained that they are not planning to hook up the new lot to the village water and sewer systems. He said that the state subdivision permit had been applied for. A letter from the Morrisville Fire Dept Chief requesting that the driveway meet specific requirements was read into the record.

Paul made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Carol seconded the motion and it passed unanimously.

PRE APPLICATION HEARING, DEMARS PROPERTIES, TWO LOT SUBDIVISION, MANSFIELD AVE.

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Sonny Demars.

Sonny Demars reviewed the subdivision application. Demars Properties proposes to subdivide Mary Demars' 15 acre parcel into two lots, with the new lot being 0.78 acres. The proposed new lot contains an existing house and garage served by village water and sewer systems and is accessed from Mansfield Ave. The state subdivision permit has been applied for.

David made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Paul seconded the motion and it passed unanimously.

PRE APPLICATION HEARING, MORRISVILLE WATER & LIGHT DEPARTMENT, THREE LOT SUBDIVISION, ELMORE ST AND FAIRWOOD PARKWAY WEST.

Gary opened the prehearing and gave an overview of the application. The application will be reviewed under Sections: 660-662, 700-860.2 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa administered the sworn oath to Scott Corse.

Scott reviewed the application. Morrisville Water & Light proposes to subdivide its 0.8 acre parcel on the corner of Elmore St and Fairwood Parkway West into three lots, approximately 12,500sf, 8,600sf, and 8,400sf. The lots would be sold for residential development. They are served by village water and sewer systems. The state subdivision permit has been applied for.

David made a motion that the application complies with the requirements of the Subdivision Bylaws and conforms to the town plan. Theresa seconded the motion and it passed unanimously.

OTHER BUSINESS:

1. Richard Sargent came before the board on behalf of Wilfred and Rita Patton regarding their two lot subdivision which had been approved by the DRB on September 27, 2001. Lot 1A of that subdivision was described as a .094 acre lot line adjustment. The final surveyed plat shows that lot to be .142 acres, with all dimensions being the same as shown at the final subdivision approval hearing. He requested that the DRB approve the final plat and sign the mylar. Gary reviewed and signed the mylar.
2. Theresa introduced Carl Fortune, Jr. as a prospective new board member, replacing Mary Brainard. The Board reviewed Carl's qualifications and experience. David moved and Theresa seconded that the Board recommend Carl Fortune Jr. to the Select Board for approval as a member of the Development Review Board. The motion passed unanimously.

On a motion by Theresa, seconded by Carol, the meeting was adjourned at 8:55PM.

Respectfully submitted,

Mark Leonard, Recorder