

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

---

**Meeting Minutes of February 27, 2014**

**Members Present:** Karyn Allen, Susanna Guthmann, Brian Irwin, Gary Nolan (Chair), Paul Trudell & Chris Wiltshire.

**Members Absent:** Theresa Breault (Alternate)

**Staff:** Todd Thomas, Zoning Administrator

**Guests:** Geoff Jackson, Dana Wildes, Matt Daly, David Fenstermacher, Sonny Demars, Jane Barbour and Tim Smith

**Call to Order & Minutes:** Member Wiltshire moved to approve the January 9, 2014 meeting minutes. A vote of 5-0-1 affirmed the motion with Member Irwin abstaining.

**HEARING: §750 Final Plat subdivision approval at Fairwood Parkway E (Barbour)**

Landowner and applicant Jane Barbour appeared before the Board to present her subdivision request. Mr. Thomas explained that the 3<sup>rd</sup> lot was being created by reconfiguring two existing lots, parcels 08-029-1-3 & 08-029-1-6 on Fairwood Parkway East in the §255 Low Density Residential Zone. Mr. Thomas noted that the ownership of the land under the private right-of-way that supplied frontage for three lots on the south side of Fairwood parkway East was to remain with Ms. Barbour's homestead. He added that this was unusual, but was not prohibited by the Bylaws. He therefore recommended that the Board approve the proposed subdivision subject to the Fire Chief's pending comments regarding fire protection. Member Wiltshire moved to approve the requested subdivision final plat provided that the fire protection needs of the Fire Chief shall be met as a condition of approval. The motion was affirmed by vote of 6 to 0.

**HEARING: At Last Properties, Professional Dr, §435 Non-Conform, §500 SPA & §630 CU**

Landowner and applicant Geoff Jackson appeared before the Board and discussed his request under §435 Expansion of Non-Conforming Uses, §500 Site Development Plan Approval & §630 Conditional Use for the expansion of the Vermont Precision Woodworks retail area to a larger building on-site on parcel 20-001 off Professional Drive. Mr. Jackson noted that the application did not include changing any structures on the site, only moving the parking area. Mr. Thomas noted that the Selectboard changed the name of western section of Professional Drive to Gallery Lane earlier in the week due to Truck Route construction. Mr. Jackson explained that he was simply moving the existing Vermont Precision Woodworks retail location to a larger building on the same property, while mixing in other product lines such as chairs, couches and mattresses. Member Irwin moved to approve the applicant's request to move the existing nonconforming retail use to a larger building on the same site as requested. The motion was affirmed by vote of 6 to 0.

**HEARING: G.B. New England 2, CVS at 13 VT Rte 15E & 14 VT Rte 15W, §500 SPA**

Matt Daly appeared before the Board on behalf of Applicant G.B. New England 2 LLC, who was seeking §500 Site Development Plan Approval for a Retail Delivery of Goods and Services and Commercial Use to raze buildings on parcels 08-131 & 08-132 and replace said buildings

with a new 13,225 ft.<sup>2</sup> building in the §210 Commercial Zone on land owned by Sheahan Leasing Corp at 13 VT Rte 15E and Pall Spera at 14 VT Rte 15W. Mr. Daly was joined by David Fenstermacher of engineering firm VHB Associates. Mr. Fenstermacher explained the proposed site plan to the Board and began by noting the improved parking lot access point proposed in relation to the intersection of Route 15 and Brooklyn St. Mr. Fenstermacher also explained how the proposed stormwater system would work, with all new stormwater generated on-site being infiltrated on-site. Mr. Thomas read abutter comments letters from Joyce Majors and Amy Walker, both dated February 27, 2014. Mr. Fenstermacher said that he would try to save some of the existing trees on site that were mentioned in the abutter comments letters. He added that construction of CVS stores (and the demolition of existing structures on-site) adhere to strict waste management plans that maximize landfill avoidance. Mr. Fenstermacher said that approximately 140 cars per day would utilize the proposed CVS Pharmacy. He said that about half of 140 trips would be store generated with the remaining portion being derived from pass-through traffic. Mr. Thomas said that traffic projections for this section of Route 15 post Truck Route showed a decrease of 40%. Mr. Fenstermacher said that demolition and construction would take about 26 weeks and begin in August or September – once the Vianor Tire was situated in its new location. Member Allen asked about CVS' hours of operation. Mr. Fenstermacher said that the store hours would likely be from 8 AM to 10 PM, with reduced hours on Sundays. Mr. Thomas noted that the applicant previously satisfied comments from the Fire Chief and was amenable to his request for a Knox Box on the building. Chair Nolan asked about snow storage. Mr. Fenstermacher said that snow will be stored on site and trucked away when on-site storage was no longer possible. Mr. Fenstermacher added that the proposed project reduces the rate of stormwater runoff compared to existing conditions.

Abutting property owner Dana Wildes expressed concerns about stormwater and asked for traffic improvements at the intersection of Route 15 and Brooklyn St. in conjunction with this project. Mr. Wildes said that installing a "no turn on red" sign for eastbound traffic turning onto Brooklyn Street will prevent Center Road from being blocked by queuing westbound traffic trying to turning left onto Brooklyn Street. Abutting property owner Sonny Demars agreed with Mr Wildes traffic comments and also expressed concerns about stormwater. Mr. Demars added that he is concerned about sight distance for cars leaving Sunset Drive. Mr. Fenstermacher agreed to provide a sight distance triangle for Sunset Drive that the applicant would be required to keep clear as a condition of project approval. Upon a question from Mr. Wildes about snow storage, the applicant agreed to a condition of approval regarding hauling snow off-site when necessary (i.e. the Maplefields' snow storage condition). Member Wiltshire left the meeting. Member Trudell moved to go into Deliberative Session. A 5 to 0 vote affirmed the motion. The Board reconvened in Open Session and stated proposed conditions of approval for the project as follows:

- 
1. The applicant shall work with the state to install a sequenced no turn on red sign for Route 15 eastbound traffic turning on Brooklyn St. and phasing of the green light at the intersection to offer a protected left hand turn for Rte 15 westbound traffic turning on Brooklyn Street.
  2. The Applicant shall, unless it is proven to be unfeasible within the existing right-of-way width, install a right hand turn lane at the terminus of Center Road for traffic turning onto Route 15 (utilizing thermoplastic or a similar hardy material for the striping).
-

3. The false windows proposed on the building's north elevation shall be frosted and illuminated at night so they read as functioning fenestration.
4. The proposed sidewalk shall be constructed of Portland Concrete, be at least 5 feet wide and terminate at the Rte 15 & Center Rd. property lines and not prior. Receiving areas for the sidewalk shall be added where appropriate at Sunset Drive on the southwest and at the property line with Country Home Center on the northeast. An additional sidewalk receiving area shall be built at the southeast corner of the subject property at Center Road and Route 15. A crosswalk shall be painted from said receiving area across Center Road to the corner of sidewalk recently built adjacent to Tractor Supply. The applicant shall also construct the short segment of sidewalk needed to get from the eastern terminus of said crosswalk to the existing Tractor Supply sidewalk on the east side of Center Road.
5. The applicant shall install and maintain safe pedestrian crossings at the two proposed egress locations for the site. Said pedestrian crossings shall either consist of at-grade segments of Portland Concrete sidewalk or painted crosswalk markings.
6. As the subject property will be fully built out when the proposed pharmacy is constructed and adequate snow storage is not included in the proposed plans, stock piling of snow shall not take place on the property when, in the sole opinion of the Zoning Administrator, said snow piles hinder traffic circulation, limit available parking or cause drainage problems during periods of melting. All snow removed from the subject property shall meet State of Vermont Department of Environmental Conservation requirements regarding snow storage.
7. All proposed exterior lighting shall be provided by down-shielded LED bulbs housed in cutoff fixtures that are turned off when the store is closed.
8. The applicant shall provide a site triangle drawing for Sunset Drive for the Document File and be responsible for the perpetual clearing of said site triangle.
9. The applicant shall retain or re-use the existing trees and lilac bushes on-site or off-site as practical.
10. The applicant shall install the Knox Box requested by the Morristown Fire Department.
11. The applicant shall be responsible for obtaining all necessary State permits for the project and furnish a copy of each with the Zoning Administrator.
12. The applicant shall furnish the Zoning Administrator with an amended site plan that meets the aforementioned conditions of approval. The Zoning Administrator shall not release the final zoning permit for the site until he approves said amended site plan as complying with these conditions of approval.

---

Member Irwin moved to grant §500 Site Development Plan Approval for the requested Retail Delivery of Goods and Services use for the proposed CVS Pharmacy, provided the above conditions are included within the project approval. The motion was affirmed by a vote of 5-0.

---

The meeting adjourned at approximately 8:15 P.M.

---

Respectfully submitted by Todd Thomas, ZA.

