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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6377

Minutes of February 26, 2009

Members Present: Paul Trudell, Theresa Breault, David Silverman, Karyn Allen, Chris Wiltshire

Members Absent: Gary Nolan, Ron Stancliff, Jean Wickart

Recorder: Mark Leonard, Zoning Administrator (ZA)

Acting Chairman Silverman called the public meeting to order at 7:30 PM. On a motion by Theresa, seconded by Paul, minutes of the January 8, 2009 meetings were approved as presented.

WARNED HEARING (RECESSED): MARGARET REYNOLDS, PRELIMINARY PLAT APPROVAL, 8-LOT SUBDIVISION, COTTAGE STREET

David introduced the application, to be reviewed under sections 259, 730, 740, 780, & 810-860 of the zoning & subdivision bylaws. The ZA advised that this was the resumption of a hearing recessed on January 8, 2009 pending a site walk of the subject property in the spring. The applicant requested that the DRB consider granting prelimanry plat approval at this time, with the site walk to be conducted prior to final plat approval. Project engineer Peter Lazorchak of McCain Consulting, representing the applicant, was advised that he was still under oath. No other interested parties were present.

Peter Lazorchak reviewed the project, noting several changes since the initial hearing. The applicant now plans to hook all proposed lots into the municipal sewer system. The six lots not fronting on Cottage Street would each have its own drilled well. He provided a detailed road profile and identified Class II wetlands along the proposed internal road. He stated that the applicant will apply for a Conditional Use Determination from the Agency of Natural Resources (ANR) regarding the wetlands impacts.

The proposed gravel surface internal road, approximately 1500' long, would be built to Town road standards up to the point where it only served the last three lots, at which point it would become a private driveway. The ZA advised that the highway, fire, and rescue departments would need to review and sign off on the road design, which the applicant intends to eventually apply to turn over to the Town. Karyn asked if there would be street lighting along the road; Peter said no lighting was planned.

David asked if an easement was required for portions of well shields extending onto adjoining properties. The ZA advised that this is under the jurisdiction of ANR, who approves the water & wastewater disposal systems. There is no requirement that adjoining property

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owners grant an easement for neighbors' well shields, or even that they are advised that such well shields are approved. The ZA noted that the well shield only restrict the use of that area for septic leachfields; all other uses are unrestricted.

David reviewed each section of the Preliminary Plat review & approval bylaws (sections 810-860) and found that all criteria appear to be met.

Paul observed that eight house sites on a 19-acre parcel seemed to indicate a significant amount of undevelopable land. Peter agreed, noting wetlands, flood plains, and areas of relatively steep terrain limited the amount of land that could be reasonably developed.

David remarked that the project appears to be a case of infill of village property using available municipal utilities for the district's primary designated use as residential.

Chris moved, and Karyn seconded, to grant Preliminary Plat approval of the project, conditioned on a site walk being conducted at a date to be determined prior to a final plat approval hearing. The motion passed unanimously.

WARNED HEARING: HA MANOSH CORP, CONDITIONAL USE APPROVAL, RETAIL SALES FACILITY, INDUSTRIAL PARK DRIVE

David introduced the application, to be reviewed under sections 233 & 632-636 of the zoning & subdivision bylaws. David disclosed that his employer has a business relationship with the applicant; there were no objections to his participation in the hearing. Theresa administered the sworn oath to applicant Howard Manosh. No other interested parties were present.

Howard explained that he is seeking Conditional use approval for a proposed Tractor Supply Company farm & garden equipment retail outlet, to be built on two adjoining, undeveloped parcels located between the Mountain View Plaza and Great Big Graphics on Industrial Park Drive in the Industrial district. The ZA noted that the most recent zoning revision now allows non-industrial commercial uses within that district as a Conditional Use.

Howard said the prospective tenant business would consist of a 20,000-square foot building, with another 20,000-square foot outdoor display & storage area. A specific site plan has not been developed as yet, but Howard anticipates access to the site either along a right-of-way from the adjoining Price Chopper store or directly from Industrial Park Drive. The facility would be served by municipal water & sewer services.

Theresa moved to approve the application as presented, subject to a separate site plan review to be conducted at a later date. Paul seconded the motion and it passed unanimously.

David reviewed and signed final survey plats for the Roy Marble/Ted Barnett subdivision change on Carpentier Farm Road and the MacDonald Miller/Linda Slayton 2-lot subdivision on Cadys Falls Road.

The meeting adjourned at 8:25 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 3/12/09