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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 26, 2004

Members Present: Gary Nolan, Carl Fortune, Paul Trudell, Theresa Breault

Members Absent: Jean Wickart, David Silverman, Carol Jennings

Recorder: Mark Leonard, Zoning Administrator

Guests: Richard Duda, Roy Marble, Randall Lamare, Julie Lamare, Don Swain

Chairman Gary Nolan called the meeting to order at 7:30PM. Theresa moved to approve the minutes of February 12, 2004. Paul seconded the motion and it passed unanimously.

WARNED HEARING: CONDITIONAL USE, RICHARD DUDA, EXPANSION OF NON-CONFORMING USE, 2089 LAPORTE ROAD

Gary gave an overview of the application, which will be reviewed under sections 263, 430-435, and 630 of the zoning bylaws. Theresa administered the sworn oath to Richard Duda. Richard explained that he had purchased the property on Laporte Road, next to Brent Miller's real estate office and retail store, two years ago and had previously obtained a conditional use permit to modify the main structure (a former residence) to provide additional office space and continue using the barn as storage for the office rental tenants. He now proposes to use the barn for warehouse sales of antique motorcycle parts and of new motor scooters. Most of the business would be conducted by mail order or over the Internet, with very limited number of customers or suppliers actually on the premises. A portion of the barn would also be used as a woodworking shop for a cabinet-making business. Richard would be the sole proprietor for these activities.

Paul asked if there would be any exterior indications of these activities. Richard replied that all materials and items would be kept inside the barn, with the possible exception of occasionally having a scooter outside for a demo or test-ride. He would have a small sign on the side of the building that would meet the size restrictions in the zoning bylaws.

Theresa asked if adjoining property owners had any objections to the proposed uses. Richard said that he'd spoken to Brent and Sonny Miller and both were OK with the idea. He said he was in discussions with Sonny Miller to buy a portion of Sonny's property to expand his lot (currently 0.45 acres). She asked if there would be any exterior lighting and Richard said he planned to install one or two motion-activated security lights, but no parking area lights.

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Theresa moved to approve the application with the condition that there be no storage of materials or other items associated with the proposed uses that would be visible from the roadway. Paul seconded the motion and it passed unanimously.

WARNED HEARING: ASHLEY & BEVERLY MADDEN, 2-LOT SUBDIVISION, MAGOON ROAD

Gary gave an overview of the application, which will be reviewed under sections 264, 730-740 and 800 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Roy Marble, representing the applicants, Ashley and Beverly Madden. The application had been reviewed at the previous DRB meeting and found to be in conformance with the Town Plan.

Roy presented a plan to subdivide the Maddens' 4.7-acre parcel on the corner of Stagecoach Road and Magoon Road in to two lots of 2.6 and 2.1 acres, respectively. The larger lot currently contains the Madden residence; the smaller lot is undeveloped at this time. The new lot would be restricted to a single-family residence and would have its own on-site water and sewage disposal systems. The new lot has approximately 200 feet of frontage on Magoon Road.

Roy also asked for a technical correction of the lot size of a previously approved subdivided parcel (identified as Lot 4 on the survey presented) also owned by the Maddens that had been incorrectly described as being 2.9 acres at the time of that subdivision application. The updated survey, using the same property lines, shows the lot as 3.7 acres, the same size as listed on the town's grand list and tax maps.

Paul moved to approve the creation of the new lot (lot D) with standard subdivision conditions and adjustment of the lot size of Lot 4, as presented. Carl seconded the motion and it passed unanimously.

OTHER BUSINESS:

Don Swain, representing Michael and Abigail Babcock, presented a plan to subdivide their recently purchased 117-acre parcel (the former Tonelli property) on Stagecoach Road for a pre-application review. They propose to subdivide the parcel into nine lots, with eight new single family residential lots ranging in size from 3.5 to 7 acres. Seven of these lots would be accessed by a new 1700 foot long roadway off Stagecoach Road, with the eighth lot accessed directly from Stagecoach Road. Utilities would be underground along an easement on the access road. Each new lot would be served by its drilled well and septic system. The balance of the property, with the existing farmhouse, is 86 acres. The applicants propose to set aside about 65 acres of this lot, mostly on the lower end of the property along Ryder Brook, for conservation.

Paul moved that the proposal conforms to the Town Plan for development in this area. Theresa seconded the motion and it passed unanimously.

On a motion by Paul, seconded by Carl, the meeting was adjourned at 8:20PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 3/25/04