MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 26, 1998

Members Present: Rich Furlong, Gary Nolan, David Silverman, Ralph Wiltshire, Tom Bjerke, Theresa Breault, and Paul Trudell.

Members Absent: Tom Paine.

Guest: Wendyll Behrend, Mark Yardley, Duane Sprague, Tom Bjerke, and Jeff Hill.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Rich made a motion to approve the minutes of February 12, 1998, as written.
Theresa seconded the motion and it passed unanimously.

Theresa a motion to amend the record to reflect the two changes Bill Riley requested on the WLVB application that the satellite dish will point to the southwest and that permit allow them to obtain programs from anywhere not just Nashville.
David seconded the motion and it passed unanimously.
Tom made a motion to approve the landscaping plan submitted by WLVB provided the applicant plants six to eight White Pine trees of 6' to 8' tall and that any that fail to survive will be replaced as soon as practical.
Paul seconded the motion and it passed unanimously.

WARNED HEARING, METTE ENDERSON- OWNER JEFF HILL APPLICANT, 3 LOT MAJOR SUBDIVISION OFF RANDOLPH ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 240-269.9, 300-310.h, and 400-490.1 of the Morristown Subdivision Bylaws.
Gary reminded Jeff Hill that he is still under oath from the last meeting.
Jeff gave an overview of the application. The 10.7 acre property in the Laurie Gray subdivision off Randolph Road will be divided into three lots. The lots will range from 2.04 to 6.6

acres. The State has now approved the well shields and they have received their State Subdivision permit. There will be convinces in the deeds that will require that the development road on this property will remain private and will be maintained privately. The utility right of way will be move so that it will be in the development road's right of way.

Theresa and Ken brought up that a neighbor in the subdivision has said in her deed that the 10.7 acre parcel can not be further subdivided.

Jeff responded that this was not a condition of Mette Enderson's deed as when they bought the property their intentions were to subdivide the property into three lots.

Gary said that we can not and do not get into what in ones deeds and that he personally could not see how something put in a neighbors deed to control another property owners property.

Tom made a motion to approve this application with our standard conditions and that the deed convinces must prohibit the development road across the 10.7 acre from becoming a town road and that it be a private road and that the road be maintained privately.

Rich seconded the motion and it passed unanimously

WARNED HEARING, WENDYLL BEHREND AND MARK YARDLEY, HOME INDUSTRY, CONDITIONAL USE AND SITE PLAN REVIEW RANDOLPH ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 283.a, 450-453.4, 460-462.7, 500-503.4 and 630-637 of the Morristown Zoning Bylaws.

Theresa administered the sworn oath to Wendyll Behrend and Mark Yardley.

They gave an overview of the proposed home industry business. They own Fat City Cycles. The bicycles are made in Glenn Falls, New York. They go to Glenn Falls and bring back a load of bicycles every two weeks and then the bicycles go out to dealers via UPS. They have their offices and distribution out of an office in Stowe. They would like to move the business to Morristown where the Purcell's ran their jelly and jam business out of. All sales are done through dealers and no sales will take place on site. They have struck the paint booth from the application.

Gary asked what was the amount of floor space for the business and how much for all of the buildings on the property.

The Applicants were unsure.

Tom explained that only 25% of the total floor space of all building on the property can be used for the business.

Tom made a motion to recess the hearing to a site walk on March 5, 1998 at 5:30 PM. with the hearing to reconvene at the Town Clerks Office Building immediately after the site walk and that the Applicants are to get the square footages prior to the site walk.

Rich seconded the motions and it passed unanimously.

WARNED HEARING, COPLEY HOSPITAL, TWO ADDITIONS SITE PLAN REVIEW, WASHINGTON HIGHWAY.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 270, 272.f, and 500-503.4 of the Morrisville Zoning Bylaws.

Tom removed himself from the DRB for this hearing as his firm is the Applicant for this project.

Theresa administered the sworn oath to Tom Bjerke.

Mr. Bjerke gave an overview the proposed project. Copley Hospital is requesting to put a 3,664 square foot addition to the physical therapy and a 480 square foot waiting room for a portable MRI machine. The additions will match the existing hospital building. They will have a storm water drain on the roof that will go to an on site drywell. The fire lane will be paved part way around the hospital to allow the portable MRI machine to drive up and back to the hospital MRI waiting room door. The MRI needs a solid base to work properly so they are requesting a 22' X 50' concrete pad This pad is far larger than the truck and trailer will be. The pad crosses the fire lane but the MRI trailer will not block the fire lane. The trailer with the MRI machine will be backed to an airlock type waiting room so patients can go into the trailer without going out side. They are not planning additional parking as the Physical Therapy Department needs additional room and does not plan for additional help at this time. The MRI waiting room is a little more difficult to get numbers from as the machine will only be there when they have book a days worth of MRI that need to be done. Copley currently monitors the parking lots to see if additional parking is needed. Tom and Ken explained that in the 1994 when the ambulatory care building was added to the hospital the Planning Commission imposed a condition when Copley Hospital reaches 60,000 visits annually from patients for all building on the campus that they would add an acre of parking and that they have to reserve this acre of land for future parking. The new exterior lighting will be down shaded light fixture with zero cut offs. There will be a condenser for air conditioning between the building and the parking lot and it will be landscaped. One existing tree will be relocated to the end of the existing parking lot if possible. The building will have wooden siding.

Theresa made motion to approve this application with our standards conditions.

Paul seconded the motion and it passed unanimously.

Other Business:

Tom Bjerke asked the DRB if he could discuss conflict of interest that he has when he is hired to obtain a permit for a client. He is willing to have someone else presenting to the Board if that is what the Board wishes on a case by case basis. The Board felt that at this time this is not a problem as they are probably harder on Tom than they are to other Applicants.

Ken explained his conversation with Chris Cote that Chris understood that the DRB was only asking for a mylar of one lot not all four lots. The Board thought that they were clear to Roger Cote who represented Chris Cote at the hearings that all four lots need to be surveyed and a mylar needs to be presented to the DRB for their approval as this was a four lot major subdivision with new acreage for all four lots.

The hearing was adjourned at 9:00 PM.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.