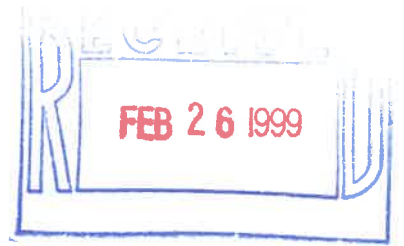


**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT. 05661
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Minutes of February 25, 1999

Members Present: Tom Paine, Rich Furlong, David Silverman, Theresa Breault, and Carol Jennings.

Members Absent: Gary Nolan and Paul Trudell

Guest: Sonny Demars, Tom Bjerke, Steve Berson, Robbin Towns, Harold Shonio, Mary Audy, Robert Parsons, Nick Manosh, Howard Manosh, Phil Cutting, Patricia Shonio, Tina Teale, John Sullivan, Dominic Couture, and Dominique Couture.

The meeting was called to order at 7:30 PM. by Rich Furlong, Acting-Chair.

David made a motion to approve the minutes of February 11, 1999, as written.
Theresa seconded the motion and it passed unanimously.

**WARNED HEARING, HOWARD MANOSH/M. J. WOOD PRODUCTS, SAW MILL
AND ASSOCIATED BUILDING, PROFESSIONAL DRIVE AND STAFFORD AVENUE.**

Rich opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.a & e, 450-454, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Howard Manosh and Tom Bjerke.

Mr. Bjerke gave an overview of the project. The sawmill will be 37,800 sq. ft. total. They will have four 20' pole mounted zero cutoff fixtures with 400 watt metal halide bulbs and six wall mounted cut off fixtures with 200 watt metal halide bulbs. All lights will come on at dusk and off at dawn. The facility is to replace the mill that burnt in North Hyde Park. The mill is need to supply wood for Vermont Precision Woodworks. The mill site will occupy about thirteen acres on a lots owned by Howard Manosh and M.J. Wood Products. The building will meet all setbacks including the bypass. The mill will be accessed off Stafford Avenue and Professional Drive. The road between professional Drive and Stafford Avenue will be pave and some areas around the mill. The log yard will eventually be paved, but it will be gravel to begin with. The stormwater will go into catch basins then to a retention pond. The overflow will go into Vermont Precision Woodworks's system and eventually into the ravine. The building is a split level and

will be about 32' high. The building will have a sprinkler system and that the their domestic water and sewage will be on the municipal system. They will drill a well for water to wash logs and log yard. Parking will be across Stafford Avenue in a lot that will hold forty to fifty vehicles and they need only 18 spaces. The mill will have 20 plus employees. No major landscaping is planed, only some planting in front. The building will be steel in earth tones. They are adding a fire hydrant. They will have 5,000 gallon buried oil tank for the mills heating systems. The hours will be 6:00 AM to 6:00 PM Monday through Friday and a half a day on some Saturdays. The expect about 40 truck trip per day and about the same for employees and other vehicles. Log trucks come at all hours and drop off logs.

John Sullivan of Lamoille Economic Development Corp explained that they have for the past few months been trying to increase secondary wood products which produces value added wood. The mill will also have a training aspect as there is a need for skilled mill workers. This project will add 20 plus jobs to this site.

Mr. Manosh stated that the mill is state of the art and is computerized requiring skilled labor.

Theresa made a motion to approve this application with our standard conditions.

David seconded the motion that this permit have 1,3, 5 year review and our standard condition for this area. The motion passed unanimously.

WARNED HEARING, HOWARD MANOSH, 16 CONDO UNIT IN EIGHT BUILDING, LOT LINE CHANGE, CONDITIONAL USE AND SITE PLAN REVIEW, JERSEY HEIGHTS.

Rich opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 255, 255.f, 450-454, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning Subdivision Bylaws.

Theresa administered the sworn oath to Tom Bjerke, Howard Manosh, Dominic Couture, Mary Audy, and Harold Shonio.

Mr. Bjerke gave an overview of the project. The lot line change is from six lot to one lot. The six lot are a total of 3.83 acres which under the regulation would allow sixteen units. The Town will eventually take over the roads when the top coat and other items are completed. They will drop two catch basins along Audy Lane eight inches to make sure the storm water is taken care of. They will have to make some adjustments to the underground utilities since they were set up for six individual lots. Exterior lighting off the buildings will be of the same type and style of the rest of the subdivision, and the porches will have two recess can lights. They will continue the existing conifourus tree line to buffer the site from the dwellings on Audy Lane. Deciduous street trees will be planted along the street and there will be plantings around the units. They will be follow excepted erosion control methods. To control dust the road are swept in the spring and will be swept after construction phases. Each unit will have two parking spaces. The building will have either wooden or vinyl clap boards and shingled roofs. Earth tone colors will be used on the siding, trim and roof. The 1 ½ story units are 24' 6" high and the single story dwellings are 22' 6". Mr. Manosh will be responsible for maintenance until a time when the land owners

association takes over the condos. The units will be sold and not rented. The units will have partial basements and partial slabs.

Mr. Couture asked what will this do to the taxes.

The Board explained that he would have to see the listers.

Mr. Couture asked if water would be used to control the dust.

Mr. Bjerke said no as that would not be practical as it would plug up the ditches and catch basins so they will have it swept.

Mr. Couture asked if the existing storm drains would be fixed.

Mr. Bjerke said the reason for the ponding of water is that the top coat of pavement has not been put down and when it is this will cure the problem.

Mr. Couture asked if a water use and sewage use study had been completed.

Mr. Bjerke said no they have the Villages approval to hook on to municipal services.

Mr. Couture asked if portable toilets would be used during construction and would the workers be told to use them not trees.

Mr. Bjerke said there will be portable toilets and there really are no trees.

Mr. Couture asked what time the works will start

Mr. Manosh said around 7:00 AM.

Mr. Couture asked when a speed limit would be posted by the town and how fast would that be.

Ken explained that the Town can not set a speed limit on a private road and usually the police do a study and make recommendations to the Select Board who will set the speed limit.

Mr. Couture asked where will the construction workers will park.

Mr. Bjerke said on site.

What will the new road surface be.

Mr. Bjerke said gravel and will be paved later.

Mr. Manosh said it will be paved after the first two units are sold.

Mr. Couture asked where will people go to get to P.J. Market.

Mr. Bjerke said down the road.

Mr. Couture asked if the unit on Jersey Heights Road were people going to back out into the road.

Mr. Bjerke said yes just like houses in the Village.

Ms. Audy said her concern is the stormwater and wants to make sure that the runoff from the condos does not flood out the people on Audy Lane or wash out Audy Lane itself.

Tom ask if they were agreeable to be limited to ten dwelling per year

Mr. Bjerke said yes.

David and Tom asked about dust

Mr. Bjerke said good construction practices will be followed.

Tom made a motion to approve this application with our standard conditions and that dust control is to be done.

Theresa seconded the motion and it was passed unanimously.

**WARNED HEARING STEVE BERSON, 34' X 92' AIRPLANE HANGER,
CONDITIONAL USE AND SITE PLAN APPROVAL, ROUTE 100.**

Rich gave an overview of the application. The application will be reviewed under Sections 260, 300-318.1, 450-454, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Steve Berson and Phil Cutting

Mr. Berson gave an overview of his proposed project. He proposed to build and 34' X 92' airplane hanger at the Morrisville-Stowe Airport off the south ramp. The building will be like the other hangers on site steel siding and roofing. They will have no water, sewage, or heat. The hanger will have electric lights. There are 13 private hanger put Phil Cuttings and David Whitcomb who do mechanical work. The building will be 18 feet tall. He has a landscaping plan continue the landscaping with the same three varieties in the same fashion as the existing landscaping. There will be no exterior lighting.

Theresa made a motion to approve this application with our standard conditions.

David seconded the motion and it passed unanimously.

**WARNED HEARING ROBERT WARDWELL, 30' X 50' AIRPLANE HANGER,
CONDITIONAL USE AND SITE PLAN APPROVAL, ROUTE 100.**

Rich gave an overview of the application. The application will be reviewed under the following sections 260, 310-318, 450-454, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Phil Cutting.

Rich asked Ken what paperwork was missing.

Ken said the site plan review guidelines, sign offs and four copies of the site plan meeting the requirements of the regulations as per direction from the DRB at their last meeting.

Theresa made a motion to recess the hearing to April 8, 1998 in the Town Clerk's Office Building at 7:30 PM.

Tom seconded the motion at it was approved unanimously.

Other Business:

Grand Union: Mr. Manosh requested that the gate on Stafford Avenue to the Grand Union be opened. It was closed off when a stop light was planned and since the state will not let them install the light they would like it open. This will also aid their 100 plus works who have difficulty coming out of Professional Drive to get to the store for lunch. The Board will take it under advisement.

Tina Teale/Robbie Towns: Ms. Teale wishes to put her mailing business into the former office of Green Mountain Services/Casella Waste Managment. Ken had copies of Richard Towns original permit and minutes from the hearings. The Board will take it under advisement and will render a

decision on March 11, 1999.

P.J. Long/Michael Sampson: Ron and Linda Braily have requested that the hearing be postponed as Mr. Braily will be out of town and that the Kerney's will not be back until late April early May. The DRB has agreed to postpone the hearing until April 8, 1999.

David made a motion to adjourn the hearing at 9:25 PM
Tom seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.