

Morristown/Morrisville Development Review Board
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Meeting Minutes of 24 February 2021

Members Present: Susanna Burnham, Melissa LeBlanc, Gary Nolan (Chair), Laura Streets, Paul Trudell, Mary Ann Wilson, and Chris Wiltshire

Members Absent:

Staff: Todd Thomas, Zoning Administrator

Guests: Engineer Tyler Mumley, Graham Mink, Village Trustee Bob Heanue, Planning Council Member Josh Goldstein, Lauren Paine, Craig Santenello, Lyndon Burkholder, Chris White, Andrew Gordon, Jim Grover, Chris Chauvin, Kristen Braley, Tom Gardner, Mark+Jen Andrews

Call to Order: Chair Nolan called the meeting to order, electronically via Zoom, at 6:00 PM.

Minutes: Member Trudell moved to approve the January 13th minutes. Vote approved 7-0.

Hearing: \$500 Site Plan Approval, 16-unit apt bldg at 21 Gordon Lane (AHL Investments)

Representing AHL Investments LP, Graham Mink and Engineer Tyler Mumley appeared before the Board requesting \$500 Site Plan Approval in the High Density Residential Zone to raze the existing deteriorating duplex at 456 Jersey Heights and replace it with a 16-unit multi-family apartment building that will have an address of 21 Gordon Lane. Member Trudell recused himself from the Board's discussion because he was the architect of record for the project. Engineer Mumley explained that the proposed 16-unit residential apartment building would be the second new apartment building on Parcel 23-040, as construction just began on the 9-unit apartment building located at the rear of the property that was approved by the Board last spring. A total of 43 parking spaces were proposed for the 25 total apartments located on the property. Mr. Mumley also spoke to proposed fencing, landscaping, and drainage that was associated with the new building. Architect Paul Trudell detailed the proposed building, which was 118 feet long, 60 feet wide, and mix of 6 one-bedrooms and 10 two-bedroom apartments. Mr. Trudell added that the two gable ends that bracket the building consisted of a 7.5 foot articulation in the building. Member Burnham asked about the site's stormwater management. Engineer Mumley said that a State stormwater permit would not be required because less than 1-acre of impervious surface was proposed. He added that there was a stormwater design for the site that directed runoff to the large ravine on the southwest corner of the site. Member Wilson wondered if too much parking was proposed. Mr. Mink said that he was providing more parking than he typically does because this was not a downtown building site where extraneous parking, if occasionally needed, could easily be found nearby. Upon a request from Member Streets, Mr. Mink detailed the trash and recycling handling for the property. Chair Nolan read written comments received by abutting property owners Wally Reeve, Lauren Paine, and Bill Thomas into the record. Craig Santenello of 147 Audy Lane questioned the character of the proposed building in relation to the host neighborhood. He also said he was concerned about stormwater from the site, and the incomplete sidewalk network from the site into downtown. Chair Nolan said that the proposed sidewalk may not offer a connection to downtown right now, it will eventually as additional properties get redeveloped over the years. Mr. Mink said, in relation to the character of the neighborhood, that his development proposal complied with the new HDR zoning for the neighborhood, which was approved unanimously about two years ago. Joshua Goldstein, who owns property at 377 Jersey Heights, and Bob Heanue, of 406 Jersey Heights, both spoke supporting the zoning change and the proposed project. Member Streets said she wanted more detailed architectural drawings, and lamented that none of the apartments could be deemed

affordable housing. Lauren Paine of 426 Jersey Heights said that she is very disappointed that the single-family home that she recently refurbished would now be abutted by 50 plus people and almost as many parking spaces. She added that she felt like she was being pushed out of the neighborhood. Member Wiltshire moved to continue the discussion in Deliberative Session. A vote of 6-0-1 affirmed the motion. At the conclusion of a long Deliberative Session discussion, Member Nolan moved to approve the project as proposed, provided that the building is pushed at least 5 feet back from the edge of the sidewalk, this new area is grassed or landscaped, and the proposed sidewalk is continued fully across the frontage of Lauren Paine's property and will be graded as such to prevent stormwater from running into her driveway. A vote of 5-1 affirmed the motion, with Member Wilson opposed.

Hearing: §750 Final Plat Approval, 6-lot conservation subdivision on Southview Dr. (CCS)

Representing CCS Development LLC, Engineer Tyler Mumley appeared before the Board requesting §750 Final Plat Approval for a §510 Conservation Subdivision of land split by the Commercial, Low Density Residential, & Rural Residential zones that creates 6 new house lots and an open space offset area from a portion of 34 acre Parcel 08-090, with the house lots fronting on a new development road (Southview Drive) that accesses VT Route 15 East. The project also includes the creation of a new lot for the open space from the previous Weslang Meadows townhouse development. Engineer Mumley explained that Lot 6 will be further subdivided in the future, as will the portion of this site that fronts on Frazier Road. Engineer Mumley said that the proposed lots would be served by Village sewer services and on-site drilled wells (the wells due to a lack of Village water pressure at this elevation). The private road serving the lots, which would be 16-feet wide and gravel, was granted a letter of intent from the VT Agency of Transportation. Member LeBlanc said that she did not like the layout of the open space, and how it would be treated as an easement versus a separate parcel deeded to the Town, in care of its Conservation Commission. The Board, Engineer Mumley, and Zoning Administrator Thomas engaged in a longer discussion on the layout of dedicated open space per the §510 Conservation Subdivision process, and the conditions of approval needed to ensure the permanent protection thereof. Member Trudell moved to approve the proposed conservation subdivision with the Board's typical open space conditions, but the motion failed to gain a second. Member Streets moved to continue the discussion in Deliberative Session. A vote of 6-1 affirmed the motion with Member Trudell in opposition. At the conclusion of the Deliberative Session discussion, Member LeBlanc moved to approve the project as proposed, provided that the open space is protected by conditions of approval, a walking path is located in the open space at the rear of the lots, and a pull-off for 2 cars and trailhead is constructed near the bottom of the subdivision road that includes a trail sign and trail map. A vote of 7-0 affirmed the motion.

Hearing: §500 Site Plan Approval D&C auto-repair at 735 Brooklyn St (LH&A Realty)

Applicant D&C Motors LLC failed to appear for its hearing for §500 Site Plan Approval to do auto repairs via the §483 Motor Vehicle Sales & Repair use inside the Quonset hut owned by LH&A Realty on Parcel 20-013 at 735 Brooklyn Street in the §210 Commercial Zone. Member Wiltshire moved to continue the hearing to 7:30 PM on 10 March 2021. The Board agreed that a better site plan would be needed for the March 10th hearing. A vote of 7-0 affirmed the motion.

The meeting adjourned at 9:30 P.M. - Respectfully submitted by Zoning Administrator Thomas