MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

February 23, 2012 Meeting Minutes

Members Present: Karyn Allen, & Brian Irwin, Gary Nolan, Ron Stancliff, Paul Trudell, Jean Wickart & Chris Wiltshire

Members Absent: Theresa Breault

Guests: As noted on sign-in sheet attached to these minutes

Call to Order: Chair Nolan called the meeting to order at 6:30 PM. Member Trudell moved to approve the August 25, 2011 meeting minutes. The motion was affirmed by a vote of 4-0-3, with Members Irwin, Nolan & Wickart abstaining. Member Irwin moved to approve the January 12, 2012 meeting minutes. The motion was affirmed by a vote of 4-0-3, with Members Allen, Nolan & Wiltshire abstaining.

WARNED HEARING: Vermont State Hospital, 72 Harrel Street, §500 SPA

ZA Thomas introduced the §500 Site Plan Development Approval hearing for the applicant, State of Vermont, who was proposing to lease the northwest and southwest wings of the existing Lamoille Community Connections building at 72 Harrel Street (parcel 21-138) to operate a mental health hospital under Title 24, Chapter 117, §4413. ZA Thomas said that a footprint expansion of the building was not proposed, but the application did include the erection of a 15 foot tall security fence that was approximately 240 long. Chair Nolan recused himself from the hearing and left the room because his house abuts the subject property. Acting Chair Trudell asked the applicant to explain the proposal. Dave Burley, representing the State of Vermont, said that the plan was to lease two wings of the existing building for a temporary state hospital facility, with that facility secured by a twelve foot tall fence. The State Commissioner of Mental Health, Patrick Flood, said that the facility would initially be home to eight patient beds, but could expand to sixteen beds if funding became available. Member Wickart asked when the State hoped to open the new temporary hospital facility. Mr. Burley said that he hoped it would open in four months. Acting Chair Trudell asked about the security provided by the fence. Mr. Burley said that an asphalt apron would be installed beneath the fence so it could not be tunneled under and that the fence, because of the small mesh size, was not climbable. Acting Chair Trudell asked about parking. Mr. Burley said that no additional parking was proposed, as more auto trips were being moved off-site than on-site, due to Lamoille Community Connections moving some of its operations up to Copley Hospital to accommodate the State's proposed lease. ZA Thomas suggested conditioning Site Plan Development Approval with a one year permit review to ensure that the existing parking was indeed adequate. Member Wiltshire asked about outside lighting. ZA Thomas said that the newly proposed lighting was complaint with the Bylaws. Commissioner Flood said that he would ensure that the existing non-compliant lighting above the entrances was changed so it was down-shielded. Commissioner Flood added that the outside lights would be off at dusk, unless there was an emergency. ZA Thomas asked the Board if they wanted to discuss screening. Acting Chair Trudell suggested that four to six pine trees should be planted in the parking lot island parallel to the new fence in order to break up the massing of the fence. Resident Katie Belual asked for a solid fence that was not see-through. Resident Mark Alexander asked the Board to conduct a site walk before granting approval.

Resident Dale Spaulding said that there were 91 parking spaces on-site and that he thought the proposed facility was secure based on his experience working at the recently closed State Hospital in Waterbury. Resident Bill Moulton asked the Board to require planting along Harrel Street to screen the proposed fence. Mr. Moulton added that the State should be required to extend the sidewalk to Munson Ave for pedestrian safety. Resident Jodi Clark received assurances from Commissioner Flood that the fence would be removed as soon as the State Hospital use left the site. Town Administrator, Dan Lindley, on behalf of the Selectboard, said that he was concerned with the proposal's impact on the intersection of Harrel Street and Brooklyn Street, which was already rated a high crash location and was functioning at a Level of Service F. Town Administrator Lindley added that it was VTrans policy that side roads entering onto a State road function minimally at a Level of Service C. Town Administrator Lindley said that he would also like the Board to consider the proposal's impact on police and rescue and condition any approval upon the Selectboard and the State entering into a memorandum of understanding that successfully addresses these aforementioned impacts. Member Wiltshire moved to recess the hearing and enter into deliberative session. The motion was approved by a vote of 6-0-1, with Member Nolan abstaining.

WARNED HEARING: Tara Stefanik, 2075 Walton Road, §750 Final Plat Approval
ZA Thomas introduced the hearing for §750 Review and Approval of Final Plat on behalf of applicant Tara Stefanik who was seeking approval for a minor 2 lot subdivision located on the property of Susan Newberger at 2075 Walton Road in the §260 RRA zone (parcel 07-071). ZA Thomas explained that proposed subdivision previously received sketch plan approval, preliminary plat approval and was ready for final plat approval. He explained that the only outstanding issue was with the mylar, which did not show net and gross acreages as required. Without the net acreage shown on the plan, ZA Thomas said that he could not ensure that the lot was at least two acres minus the Walton Road right-of-way which appeared to be counted on the mylar towards the total lot area. Member Wiltshire moved to grant final plat approval subject to a mylar being submitted that showed the lot with net and gross acreages. A vote of 7-0 approved the motion.

WARNED HEARING: Jodi Clark, 113&115 Private Ridges Rd, §750 Final Plat Approval
ZA Thomas introduced the hearing for §750 Review and Approval of Final Plat on behalf of applicant and owner Jodi Clark, who was seeking approval for a minor 2 lot subdivision located at 113&115 Private Ridges Rd in the §260 RRA zone (parcel 13-062-1). ZA Thomas explained that proposed subdivision previously received sketch plan approval, preliminary plat approval and was ready for final plat approval. Member Wiltshire moved to grant final plat approval. The motion was approved by a vote of 7-0.

WARNED HEARING: **Kevin Stevenson, 7975 Upper Elmore Mtn Rd, §630** CU
Applicant Kevin Stevenson appeared before the Board seeking to permit a dwelling unit, single-family use at 7975 Upper Elmore Mountain Road (parcel 16-152) in the §260 RRA zone on undeveloped land in a §340 Environmental Protection Area (deer yard). ZA Thomas noted the submitted site plan for the three acre property showed the proposed limit of clearing and noted correspondence received from the State Biologist regarding the deer wintering yard. Mr. Stevenson said that he was comfortable with the land restrictions proposed by the State Biologist

being imposed as conditions of project approval. Member Wiltshire moved to approve the project, provided that the deer yard restrictions submitted by the State were added as conditions of the approval. The motion was approved by a vote of 7-0.

WARNED HEARING: Lost Nation Brewery, 120&128 Pleasant St, §630 Conditional Use

ZA Thomas introduced owner Jeff Emerson's application for §630 Conditional Use to add a Bar use to parcels 21-181 & 21-182 at 120&128 Pleasant Street in the §205 CB zone. Member Trudell recused himself from the hearing because he drew the submitted site plans. ZA Thomas noted that no new building was proposed by the application, but that the old village garage and a 700sf portion of the creamery building would be converted to the Lost Nation Brewery and tasting room. Brewer Allan Vananda appeared before the Board and explained the proposed project. ZA Thomas noted that a landscaping plan was not submitted as requested. Chair Nolan said that he would like some impervious surface removed from the site and some landscaping added to help define the street edge. Member Irwin moved to approve the requested conditional use, provided that a landscape plan was submitted for Board approval within three months from the date of the decision. The motion was approved by a vote of 6-0-1, with Member Trudell abstaining.

WARNED HEARING: Manosh Concrete Plant, 2237 VT Route 15 E, §500SPA & §630CU

ZA Thomas introduced the application for §500 Site Plan Development Approval & §630 Conditional Use on behalf of property owners Howard Manosh & Nick Manosh, who were seeking approval to construct two additions totaling 840sf to the existing concrete batch plant at 2237 VT Route 15 East on parcel 08-048 in the §240 Special Industrial zone under use Special Industry. Chair Nolan recused himself from the hearing and left the room because he works for the owner. Engineer Peter Garso and concrete plant business owner Jim Harrison appeared before the Board and explained the two proposed additions totaling 840sf. Mr. Garso said that the proposed two story addition would be painted kelly green so it would blend in with the existing tree line. Member Irwin moved to approve the project as stated. The motion was approved by a vote of 6-0-1, with Member Nolan abstaining.

WARNED HEARING: RL Vallee & Aubuchon, Rt 100 & Rt 15W, §500SPA & §630CU

Under §500 Site Plan Development Approval & §630 Conditional Use in the §210 COM zone, property owners Aubuchon Realty Co. Inc. (925 Brooklyn Street / parcel 20-029-1), RL Vallee Inc. (33 VT Route 15W / parcel 29-029), Vallee Holdings LLC (89 VT Route 15W / parcel 20-031) & Adam Grant & Amy Menard (897 Brooklyn Street / parcel 20-030) were seeking approval to construct 5,500sf of additions to the existing Aubuchon hardware store, the relocation of the existing gas pumps and the construction of a new 4,400sf convenience store under uses: Business/Professional Office, Business Services, Commercial Use, Motor Vehicle Service Station and Retail Delivery of Goods & Services. ZA Thomas noted that application also requested multiple §214.1 Waivers for side setback issues, a §795 Lot Line Changes for all four properties and a §436 Expansion of Non-Complying Structure allowance for the Aubuchon additions. Engineer Chris Galipeau, Attorney Jon Anderson and property owners Skip Vallee and Adam Grant appeared before the Board to describe the proposed project. Engineer Galipeau led the Board through the proposed lot line changes between the four subject parcels and said

that the current scheme complied with dimensional zoning requirements on three of the lots, and made the Grant Extreme Collision Center lot more complying. Engineer Galipeau added that all of the proposed lighting complied with Bylaw requirements. Attorney Jon Anderson said that the landscaping and green buffer proposed also comply with Bylaw requirements, save a gap left for a sidewalk if the Board decided to require this previously agreed upon site improvement (Permit 1998-084). Engineer Galipeau said that a sewer line would be built north from Hearthstone by the applicant to service the proposed development. Chair Nolan said the he thought it was an opportune time to construct the long ago promised sidewalk. Mr. Vallee agreed to construct the sidewalk as part of the proposed development. ZA Thomas said that the Village road crew requested that any sidewalk built be six feet wide to accommodate the new Bobcat plow width. Mr. Vallee was amenable to the extra foot of sidewalk width. After a brief Board discussion, it was decided that the applicant should not be required to build wider sidewalks than would otherwise be required due to a Town equipment purchase. After a question by Member Allen, ZA Thomas said that he could approve the lot line changes administratively as a condition of project approval. ZA Thomas said that additional landscaping could be added to the site plan in places where striping was used to prohibit vehicle parking in the shared parking lot. Member Wiltshire moved to approve the requested §436 Expansion of Non-Complying Structure allowance for the proposed expansion to the Aubuchon building. The motion was approved by a vote of 7-0. Member Trudell moved to approve the requested side setback waivers (25 feet to 22 feet). The motion was approved by a vote of 7-0. Member Wiltshire moved to approve the requested §500 Site Plan Development Approval & §630 Conditional Use allowance, provided that a sidewalk be built along the project's Rte 15 and Rte 100 frontage, that the state permitting for the sidewalk begin immediately and that additional landscaping be added in place of the striped areas in the parking lot (where feasible). The motion was approved by a vote of 7-0.

The meeting adjourned at approximately 9:30 P.M.
Respectfully submitted by Todd Thomas, ZA

Morrisville / Morristown

Development Review Board

Please Sign In

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MSP