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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 23, 2006

Members Present: Gary Nolan, David Silverman, Paul Trudell, Jean Wickart, Theresa Breault, Steve Berson (alternate)

Members Absent: Carol Jennings, Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Scott Mansfield, Bernie Chenette (Chenette Associates), Justin Reyher, Don Swain (LandPro Inc.), Sean Gyllenborg, David Persons (Little River Survey Co.), Lisa Vinick, and Dan Kabler

Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by Jean, minutes of the January 12, 2006 meeting were approved.

WARNED HEARING: SEAN GYLLENBORG, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, CORNER OF STAGECOACH & MAGOON ROADS

Gary introduced the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. The ZA conducted a pre-application review of the proposal on January 24, 2006. Steve informed the board of a potential conflict of interest arising from previous business dealings he had with the applicant. He said that he felt he could objectively review this application. There were no objections to his participation in this hearing. Theresa administered the sworn oath to Sean Gyllenborg and David Persons.

Sean Gyllenborg proposes to subdivide his 7.3-acre parcel on the corner of Stagecoach Road and Magoon Road into two lots. Lot 1, containing an existing single-family residence with access from Stagecoach Road, would be 4.9 acres. Lot 2, proposed for a three-bedroom single family dwelling with access from Magoon Road, would be 2.4 acres. Both lots would have their own drilled well and on-site wastewater disposal systems.

David made a motion to approve the application as presented with standard subdivision conditions. Paul seconded the motion and it passed unanimously.

WARNED HEARING: JUSTIN REYHER, PRELIMINARY PLAT APPROVAL, 6-LOT SUBDIVISION, 130 COTE HILL ROAD

Gary introduced the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. The ZA conducted a pre-application review of the proposal on January 24, 2006. Theresa administered the sworn oath to Justin Reyher, Don Swain, and adjacent property owner Lisa Vinick.

David Swain presented the proposal on behalf of the applicant. Justin Reyher proposes to subdivide his 28.5-acre parcel into six lots ranging in size from 2.2 to 6.7 acres. Lot 1 has an existing single family dwelling. Lots 2-5 are each proposed to have a single family with drilled well and on-site wastewater disposal systems. Lot 6 would be a deferred lot, with no water or wastewater systems identified at this time. All lots would be accessed via an existing driveway off Cote Hill Road onto Lot 6. The driveway would be extended and improved to meet town road standards as a private road approximately 1900 feet long to Lot 4; access to Lot 5 would be on a private driveway.

Paul noted the site plan showed a 40-foot wide easement for the private road across lots 1-4 and advised that the bylaws (section 422) require a fifty (50) foot wide easement. He asked what the road grade was. Don replied that it appeared to be up to 10% on the initial 300 feet of the existing driveway and then becomes fairly level for the remainder of the proposed extension.

The ZA noted that the town maps indicate Class 2 wetlands on lots 1-3. An existing pond straddling lots 1 and 3 encompasses one wetland, with the other located on lot 2. There is no development proposed around the pond. The driveway to the proposed dwelling on lot 2 may cross the wetland on that lot. He advised the applicant that a conditional use determination from the Agency of Natural Resources would be required to determine the wetland boundaries and whether the proposed development would adversely impact the wetland.

Lisa Vinick expressed concerns that concurrent construction of up to four new houses could result in excessive traffic from contractors coming and going to the site. She also said there is a lot of deer activity in the vicinity of the lot 2 wetland which she hoped would not be impacted. She asked if there would be much lot clearing. Justin replied that he intended to restrict lot clearing with covenants.

David noted the lack of a road profile and wetland delineations on the site plan, appropriate sign-offs from municipal departments (in particular, the Fire Department), and the error in the access easement width. He moved, and Paul seconded, to recess the hearing until the necessary information was available for review and that a site walk of the property be conducted prior to the next hearing on the application. The motion passed unanimously.

OTHER BUSINESS:

Scott Mansfield and Bernie Chenette presented a sketch plan for a 22-lot subdivision to be located on the Pope Meadow property on Elmore Street currently owned by the Greaves Farm Corporation. The parcel lies just within the village boundaries in the Medium Density Residential (MDR zoning district. The 22 lots would meet minimum lot size requirements (12,000 square feet) for a two-unit dwelling, for a total of 44 housing units.

There would be a mix of two and three bedroom units, with a variety of building styles and exterior finishes for aesthetic diversity. An internal road built to town road standards with a single access point off Elmore Street would serve the subdivision and the road would be turned over to the town. The subdivision would be served by village water and sewer systems. The developer plans to landscape along the lot frontage on Elmore Street to provide screening of the subdivision for residents and the traveling public.

Gary noted that the Highway Department will need to review the proposal and make recommendations on sidewalks, curbing, and road width. The project will also need state review for stormwater runoff, erosion control, and an Act 250 land use permit. He suggested realigning the access point with Demars Road if possible, or moving it further west on Elmore Street to be closer to the end of the sidewalk on Elmore Street. He also suggested providing more off-street parking.

Fire Chief Bill Spear reviewed the plan and noted concerns regarding turning areas for emergency vehicles and water pressure in the area for firefighting.

A warned hearing on the proposal is scheduled for March 9th.

The ZA reported that he had met with the supervising manager of the McDonald's restaurant in Morrisville Plaza regarding their exterior lighting. Recent changes had resulted in a much brighter exterior at the restaurant that had prompted several inquiries from the public. The manager said that the roof beam lights had been inoperative for some time, so now that they were working again, it likely seemed much brighter, even though they had replaced 175 watt bulbs with 125 watt bulbs. He said that they had also replaced the soffit lights, going from 175 to 100 watts. What had increased was the wattage of the parking lot lights, which had gone from 400 to 1000 watts. The manager agreed to reduce these to 500 watts.

The ZA presented a letter from Bourne's Inc regarding their 5-year review of their Conditional Use permit. The ZA reported that he was not aware of any violations or complaints associated with this permit and recommended that the review be waived. The board concurred.

On a motion by Paul, seconded by Jean, the meeting adjourned at 9:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 3/9/06 TBJSW