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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 14, 2008

Members Present: Gary Nolan, Theresa Breault, Karyn Allen, Bill Henchey (alternate), Richard Duda (alternate)

Members Absent: Jean Wickart, Paul Trudell, David Silverman

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached sign-in sheet

Chairman Gary Nolan called the meeting to order at 7:30 PM. Lacking a quorum of members present for the January 24, 2008 meeting, a vote on approving the minutes was deferred to the next meeting.

WARNED HEARING: VT AGENCY OF TRANSPORTATION, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 191 STAFFORD AVENUE

Gary outlined the application, to be reviewed under sections 234, 740, 780, and 810 of the zoning and subdivision bylaws. Gary administered the sworn oath to Ann Condon (representing the applicant), prospective tenant Garrett Hirchak, and his attorney, Jim Mahoney.

Ann Condon, of the AOT's Rail Operations Division, explained the Agency's plan to subdivide the 8.5-acre parcel at the end of Stafford Avenue that was formerly the Lamoille Valley Railroad's (LVRR) engine repair house into two lots of 3.4 and 5.1 acres (Lots A and B, respectively). They intend to sell the portion of the existing parcel that is the proposed Lot A to the current lessee, ST Griswold, for their concrete mixing plant. Lot B, including the former engine house, would be sold to Lamoille Economic Development Corporation (LEDC), who would in turn sell it to Garrett Hirchak's Manufacturing Solutions Incorporated (MSI).

Ms Condon highlighted a twenty-five (25) foot wide corridor in between Lots A & B that AOT would retain and merge with the adjoining LVRR rail corridor. The retained strip would provide public access to the rail trail being developed on the abandoned railway line.

Bill Henchey asked why AOT was seeking to retain ownership of the 25' access corridor, rather than just establishing a right-of-way (ROW) across a portion of either Lot A or B. He felt that this strip would in effect create a third parcel, one which would not meet minimum lot size requirements, and that if a ROW was established instead, that it would have to be fifty (50) feet wide (see section 422). Ms Condon responded that the enabling legislation that allows AOT to

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sell the property requires that public access be retained, although she was unsure whether the Legislature intended to require that AOT retain ownership of the land under the access, or if a ROW would suffice.

Jim Mahoney told the DRB that they should expect a Conditional Use & Site Plan Review application for MSI's planned renovation and expansion of the engine house within the next few months.

Theresa moved to grant preliminary plat approval of the project, with the condition that the proposed access corridor be shown as a 50-foot wide right-of-way when presented for final plat approval. Karyn seconded the motion and it passed unanimously.

WARNED HEARING: EDWARD COTE, PRELIMINARY PLAT APPROVAL 2-LOT SUBDIVISION, COTE HILL ROAD

Gary outlined the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. ~~Gary~~ Theresa administered the sworn oath to applicant Ed Cote and adjoining property owner Gary Carlson.

Ed Cote explained that he was applying on behalf of his mother, the property owner. She wishes to split a 9.91-acre undeveloped parcel (parcel #07-097) on Cote Hill Road into two parcels. Lot 1 is proposed to be 4.56 acres; lot 2 would be 5.35 acres. Each lot will have its own on-site sewage disposal system and drilled well; a state water & wastewater permit for the proposed lots has been approved. Both lots will be accessed from Cote Hill Road by separate driveways.

Noting the somewhat irregular shape of the proposed lots, Gary asked why they were drawn that way. Ed explained that they were laid out in this fashion to accommodate the septic systems for each lot, so that each would be on its own lot, rather than one being on the other lot by easement.

Gary Carlson expressed concern that the wastewater drainage from the septic system adjoining his lot might imperil his water supply. Gary Nolan reviewed the location of the proposed leach fields and observed that any drainage from the leach field would flow away from the Carlson property.

Karyn moved to grant preliminary and final plat approval of the project. Theresa seconded the motion and it passed unanimously. Gary signed a mylar copy of the survey plat.

WARNED HEARING: BRUCE & CHRISTINE TOMLINSON, PRELIMINARY PLAT APPROVAL 2-LOT SUBDIVISION, WALTON ROAD

Gary outlined the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. Gary administered the sworn oath to applicant Bruce Tomlinson and consultant Roy Marble.

The Tomlinsons own a 9.8-acre parcel with frontage on Walton Road. The parcel is currently undeveloped pasture and woodland. They propose to subdivide the parcel into two lots. Lot 1 would be 7.7 acres and would remain undeveloped. Lot 1A would be 2.1 acres and is proposed to have a single family home served by its own on-site sewage disposal system and

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water supply. Lot 1A will have access onto Walton Road via a deeded fifty (50) foot wide right-of-way across Lot 1.

Theresa moved to grant preliminary plat approval of the project as presented. Karyn seconded the motion and it passed unanimously

WARNED HEARING: ANDRE & MARTHE VALCOUR, PRELIMINARY PLAT APPROVAL 6-LOT SUBDIVISION, RANDOLPH ROAD

Gary outlined the application, to be reviewed under sections 264, 740, 780, and 810 of the zoning and subdivision bylaws. Gary administered the sworn oath to consultant Roy Marble, representing the applicants, Ron Stancliff, and Amy Walker.

Roy explained that the Valcours own a 68-acre parcel (tax map #13-001), located on the corner of Goeltz and Randolph Roads. The parcel, a mix of pasture and marshy woodlands, contains a farm machinery shed and a sugar house. They propose to subdivide the parcel into five single family homes along Randolph Road: lot 1, 2.74 acres; lot 2, 2.12 acres; lot 3, 2.13 acres; lot 4, 2.14 acres; and lot 5, 2.15 acres. Each new home lot will be accessed by its own driveway off Randolph Road. Each new home lot will have its own on-site wastewater disposal system and drilled well for potable water. The remaining 56.75 acres (Lot 6) will remain undeveloped.

Theresa moved to grant preliminary plat approval of the project as presented. Karyn seconded the motion and it passed unanimously

The meeting adjourned at 8:35 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: