

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 13, 1997

Members Present: Gary Nolan, Rich Furlong, Ralph Wiltshire, Tom Bjerke, and Paul Trudell.

Members Absent: Jean Wickart.

Guest: Sharon Green, David Vinick, Albert Besser, Eric Nichols, Carol Crawford, Betsy Bernhard, Gordon Reynolds, Pamela Towne, and Clarence Towne, Jr.

The meeting was called to order at 7:30 PM, by Gary Nolan, Chairman.

The Minutes of January 9, 1997, were approved as written.

**WARNED HEARING, VINCENT AND CATHERINE PIGNATELLO, 2 LOT MINOR
SUBDIVISION**

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-230.7b, 300-300.2, 400-460.3 of the Morristown Subdivision Bylaws.

Gary administered the sworn oath to Gordon Reynold who represented the applicant and Carol Crawford.

Mr. Reynold gave an overview of the proposed subdivision. The Pignatello's wish to subdivide their 5.5 acre parcel into two lots. Lot A contains the existing dwelling and is proposed to be two acres. Lot B is proposed to be 3.5 acres and is undeveloped. Lot B is to be accessed via a 30' right of way. The utilities will fall within this right of way. Letters have been sent to all applicable on the departmental sign offs.

Tom informed Mr. Reynold that our regulations require a 50' right of way to all parcels that do not have the minimum road frontage and that the easement cannot be counted as part of the lot size.

Mr. Reynold agreed to change the right of way to 50' and to reduce lot B as to allow lot A to meet the two-acre minimum lot size not counting the right of way.

Gary read a letter from Norman Redlich where he has no problem with the subdivision as long as lot B is sold to an adjacent property owner. If the lot is sold as a building lot then he

objects to the subdivision.

Gary explained that he sees no difference with someone developing lot B as it meets all of the requirements of the Town.

Carol Crawford and Betsy Burnhard raised concerns over the additional traffic that another dwelling would generate.

Ralph made a motion to recess the hearing to a deliberative session immediately following the remainder of tonight's hearings.

Rich seconded the motion and the motion passed unanimously.

PRE-HEARING, SHARON GREEN, 2 LOT SUBDIVISION

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4B and 300-300.2 of the Morrisville Subdivision Bylaws.

Gary administered the sworn oath to Sharon Green.

Ms. Green gave an overview of the proposed subdivision. She has a 13.09 acres parcel and proposed to subdivide the property into two lots. Lot A will be 2.9 acres and lot B will be 10.1 acres. She plans on retain lot A and selling lot B. Lot A contains a dwelling and Lot B is undeveloped. Ms. green has obtained her state subdivision on this parcel.

The Board told Ms. Green that her plans will need to comply with our subdivision regulation and she will need to have contour lines and a bar scale on the plans for the warned hearing.

Paul made a motion to rule that the subdivision meets the Town Plan and classify the subdivision as a minor subdivision.

Rich seconded the motion and the motion was approved unanimously.

PRE-HEARING, ERIC NICHOLS, 2 LOT SUBDIVISION.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4b and 300-300.2 of the Morristown Subdivision Bylaws.

Gary administered the sworn oath to Eric Nichols.

Mr. Nichols gave an overview of his proposed subdivision. He proposed to divide his 32.7 acre parcel into two lots. Lot #1 is three acres and is served by a 50' deeded right of way. Lot #2 29.7 acres and is also served by a private road. He has obtained a state subdivision permit for this parcel.

The Board informed Mr. Nichols that he will need to complete the subdivision checklist and he was given a copy of the checklist to complete.

Tom made a motion to rule that the subdivision meets the Town Plan and classify the

subdivision as a minor subdivision.

Rich seconded the motion and the motion was approved unanimously.

PRE-HEARING, CLARENCE, JR. AND PAMELA TOWNE, 2 LOT SUBDIVISION

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4B, and 300-300.2 of the Morristown Subdivision Bylaws.

Gary administered the sworn oath to Clarence Towne, Jr.

Mr. Towne gave an overview of the proposed project. Clarence Town Sr. owns a 59.4 acre parcel that contains the applicants dwelling. He proposed to subdivide the property into two lots. Lot A will be 6.4 acres and contains the applicants dwelling and Lot B will be a 53-acre parcel.

Ralph made a motion to rule that the subdivision meets the Town Plan and classify the subdivision as a minor subdivision.

Tom seconded the motion and the motion was approved unanimously.

Other Business:

Northern Vermont Animal League: Lisa Darden gave an overview of the functions of the animal league. They need a new location and are looking for a two to three-acre parcel where they can have a 6,000 square foot building. They would like it to be in the Route 100 corridor. The Board suggested that they look for an existing building and would be best if it was off Route 100. The Board concerns are that no one will be in the building overnight and the main concern is noise. The Board noted that it is willing to help find a solution since our regulations do not address kennels specifically. Ms. Darden said that her goal is to have the animal league in it's a new location by the year 2000.

Peter Bourne: Garage doors on coal bins, the Board will consider it an accessory use and the Zoning Administrator can issue the permit.

Peter Bourne and Dawn Andrews: Non compliance of conditions on the most recent oil tank in the tank farm on Route 100. Steve Stitzel has suggested that we get a court order to get them into compliance, as he has talked with their attorney and they are unwilling to comply with the condition on their permit.

Rich made a motion to have our attorney get a court order to obtain compliance.

Ralph seconded the motion and it passed unanimously.

Morrisville Water and Light Dept.: They are exploring the possibility of purchasing the R.R. Godfrey Building and consolidating their office, storage, warehouse and equipment to that location. The Board agrees that it would be a conditional use in that district but does not foresee

any problems.

Chauvin final plat approval: Gary read a letter from Diana Puduzi assistant coordinator for district five environmental commission with concerns on the development road. The Board will not grant final approval until the issues concerning the road are resolved.

Gary made a motion to go into deliberative session on the Pignatello subdivision at 8:58 P.M..

Paul seconded the motion and it passed unanimously.

Rich made motion to come out of deliberative session at 9:10 P.M..

Tom seconded the motion and it passed unanimously.

Tom made a motion to approve the Pignatello subdivision with the following conditions: the 30' right of way be changed to 50', lot A be two acres plus not counting the right of way and lot B be reduced to allow lot A to be two acres not counting right of way, plans must engineers stamp, and all departmental sign offs must be approved and given to the Zoning Administrator before final plat approval is granted.

Ralph stated that he was reluctant to approve this subdivision due to the lack of information.

Rich seconded the motion and it passed four votes to one, with Ralph voting no.

The hearing was adjourned at 9:20 P.M..

Respectfully submitted,

Kenneth J. Sweetser, Scribe.