

Morristown/Morrisville Development Review Board
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Meeting Minutes of 12 February 2020

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

Members Absent: None

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Laura Nepveu, David Nepveu, Engineer Tyler Mumley, Jim Lovinsky of Lamoille Housing Partnership, Richard "Buckwheat" Lowe, Bob Heanue, Graham and Cristina Mink

Call to Order: Chair Nolan called the meeting to order at approximately 6:02 PM.

Minutes: Member Wiltshire moved to approve the January 22nd meeting minutes as proposed. A vote of 7-0 affirmed the motion.

Warned Hearing: 243 Bridge, raze & rebuild 10 & 18-unit apt bldgs. \$630 CU & \$500 SPA

Graham Mink and Engineer Tyler Mumley appeared before the Board representing applicant/landowner 243 Bridge LLC who was requesting \$500 Site Development Plan Approval to demolish the existing residential buildings at 233 & 253 Bridge Street and replace them with 10 unit and 18 unit multi-family buildings on Parcels 21-061 & 21-062 in the Central Business Zone. Member Paul Trudell recused himself from the discussion because he drew the architectural plans for the hearing. At the beginning of the hearing, Engineer Mumley submitted a revised site plan that showed the Project's proposed landscaping. Architect Trudell presented renderings of the both the 10-unit building, and the 18 unit building. The 18-unit apartment building at 253 Bridge Street would be set on a partially submerged parking deck, and its design included architectural elements of the former Randall Hotel in downtown Morrisville. The 10-unit apartment building at 233 Bridge Street will consist of 6 one-bedroom apartments, and 4 studio apartments. The 18-unit apartment building will consist of 14 one-bedroom apartments, 2 two-bedroom apartments, and 2 studio apartments. Richard "Buckwheat" Lowe stressed that the proposed buildings need to be landscaped per the requirements of the Zoning Bylaw. Member LeBlanc said that some low landscaping should be required underneath the turret of 253 Bridge Street to hide the concrete support for the below parking deck from Bridge Street views. Buckwheat suggested that landscaping similarly should also be added to the south side of the building to hide views of the parking deck from the Truck Route. Mr. Thomas explained that the applicant, and the Village of Morrisville, were working on a boundary line agreement south of the subject property, and he would condition any approval upon screening the parking deck if the applicant was able to obtain ownership of this strip of land. Member Streets asked about snow storage, trash, recycling, and compost areas. Engineer Mumley said that the southeast corner of the site would accommodate area for these functions. Upon a question asked by Zoning Administrator Thomas, Mr. Mink said that he planned to execute a Lot Line Change this summer to fix areas where the proposed buildings may be interfering with an existing internal lot line. Member Wiltshire moved to continue the discussion in Deliberative Session. The motion was approved by a vote of 6-0. At the conclusion of the Deliberative Session discussion, Member LeBlanc moved to approve the project as proposed with the Board's standard conditions, and the following special conditions of approval:

1. Per 505(c)&(e), shade trees shall be available for every 60 feet of road frontage and that no open-air parking spot shall be further than 60 feet from a shade tree.

2. Shrubs shall be added to hide visible sections of the concrete foundation wall beneath the turret on Bridge Street.
3. If the applicant is able to acquire the property south of 253 Bridge Street, it shall be landscaped so as to hide views of the parking deck from the Truck Route. These views shall be fully screened, year-round, three years from the date of occupancy for 253 Bridge Street.
4. The landscape plan shall be planted as proposed , building by building, in the same growing season that the subject building is occupied.
5. A sidewalk shall be added adjacent to the project's entrance driveway connecting the project's parking lot to the existing sidewalk on Bridge Street.

The motion was affirmed by a vote of 6-0.

Continued Hearing: 26 Hutchins St, 24-unit apt. building, §630 CU & §500 SPA (LHP)

The Board continued the hearing for a request by Lamoille Housing Partnership & Housing Vermont for §630 Conditional Use (due to §207 Historic Preservation & §450 Parking requirements) and §500 Site Plan Approval, to construct a 24-unit multi-family use apartment building at 26 Hutchins Street, Parcel 21-179 in the Central Business Zone, on land owned by the June & JB McKinley Family Trust. Jim Lovinsky of Lamoille Housing Partnership and Engineer Tyler Mumley spoke to the Board about the revised architectural submittals and the new landscaping plan. Mr. Lovinsky explained that the fenestration had been changed, and the banding (meant to break up the building's massing) had been added as requested. Chair Nolan read an abutter comment into the record from Brian Yeaton that was critical of the proposed architecture. A discussion of the buildings' cornice and corbels ensued. Mr. Lovinsky demonstrating the width of the proposed banding and corbel sizes using cardboard cutouts as illustration tools. David Nepveu said that the proposed corbels are a full one foot smaller each than the corbels on his family's adjacent building. Richard "Buckwheat" Lowe stressed that the proposed buildings need to be landscaped per the requirements of the Zoning Bylaw. He suggested that three Armstrong Maples should be planted on each side of the building, along with a tree or two in the front sidewalk in tree grates.

Member Wiltshire moved to continue the discussion in Deliberative Session. A vote of 7-0 affirmed the motion. At the conclusion of the Deliberative Session discussion, Member Streets moved to approve the project as proposed with the Board's standard conditions, the conditions included on the draft decision for the project that was included within the meeting package, and the following special conditions of approval:

1. To comply with Section 505(e) of the Zoning Bylaw, an Armstrong Maple Tree shall be planted in reasonable proximity to the southwest and southeast corners of the building.
2. The corbels supporting the cornice shall be placed every 6 feet on center. The cornice will be a minimum of 44 inches tall and 24 inches wide, as measured from the frame line of the building.
3. The architectural banding proposed between the 1st & 2nd floor of the building's front and sides shall be at least 24 inches wide.

A vote of 6-1 affirmed the motion

The meeting adjourned at 9:20 P.M. - Respectfully submitted by Zoning Administrator Thomas