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MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

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Minutes of February 10, 2005

Members Present: David Silverman, Carl Fortune, Theresa Breault, Jean Wickart, Gary Nolan

Members Absent: Carol Jennings, Paul Trudell

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Pauline Liese, Edmund Yaddow, Charles Grenier, Daniel Demars, Sonny Demars, Nicole Fitch, George Stearns

Chairman Gary Nolan called the meeting to order at 7:32 PM. Theresa moved to approve the minutes of January 27, 2005. Jean seconded the motion and it passed unanimously.

WARNED HEARING: CHARLES NELSON, 3-LOT SUBDIVISION & LOT LINE ADJUSTMENT, NEEDLE EYE ROAD

Gary introduced the application, to be reviewed under sections 260, 740, 780, and 800 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Charles Grenier, representing the applicant, and adjoining property owner Edmund Yaddow.

Charles Grenier began by reviewing the previous subdivision of the property in 2003. At that time, the 37-acre parcel was subdivided into 6 lots ranging in size from 3.4 to 11 acres. The applicant is now seeking to subdivide the largest parcel, Lot 5, into three lots (Lots 5, 7, and 8) and to adjust the lot line between lots 6 and 7. The three new lots would be 4.1, 3.0, and 4.1 acres, respectively. Lot 6 would cede .2 acres to Lot 7, reducing Lot 6 from 3.5 to 3.3 acres.

Charlie described how Lot 7 and 8 would be accessed via a shared private driveway 475 feet in length extending from the cul-de-sac of the subdivision development road. As a private driveway, it would not be built to town road standards. The driveway would be 18 feet wide. Lot 5 would be accessed by the previously identified driveway off the cul-de-sac.

Lot 5, at 4.1 acres, is proposed to have two separate residences; lot 7 and 8 are sized for single family residences. All lots have primary and replacement leachfields (two each for Lot 5), with several located on adjoining lots via easements. Charlie indicated that the soils in the building sites were mainly sand and gravel. He said he had already obtained a state wastewater permit for the proposed subdivision.

Charlie pointed out that the previous subdivision plan established a 'no-clear zone' from the top of the steep bank around the property down to the shoreline of Lake Lamoille. He had

neglected to include this on the current site plan, but indicated that he would submit a revised site plan showing the no-clear zone along the top of the bank for the three new lots.

Edmund Yadow was concerned that the new home sites would be too close to his property. He reviewed the site plan and was satisfied that the new homes would be sufficiently screened from his property.

David moved to approve the application with the condition that a revised site plan showing the no-clear zone be submitted. Carl seconded the motion and it passed unanimously.

**WARNED HEARING: MARK & FLORENCE FARRELL, 3-LOT SUBDIVISION,
LOWER ELMORE MOUNTAIN ROAD**

Gary introduced the application, to be reviewed under sections 260, 740, 780, and 800 of the zoning and subdivision bylaws. Theresa administered the sworn oath to Nicole Fitch of McCain Consulting, representing the applicant, and adjoining property owner Pauline Liese.

The Farrells propose to subdivide their 22-acre parcel into three lots. Lot 1, with their existing home, would be 5 acres. Lot 2 would be 10.4 acres and Lot 3 would be 6.6 acres. All lots have frontage on either Elmore Road (Vermont Route 12) or Lower Elmore Mountain Road; there will be no subdivision development road.

Nicole noted that there were Class 2 and Class 3 wetlands on the property. Leachfields and house sites have been designed to avoid the wetlands. She said they are seeking to obtain a Conditional Use Determination (CUD) from the Agency of Natural Resources for the project.

Pauline Liese asked if the lots were intended for single-family homes. Nicole said they were, with septic systems designed for three-bedroom houses.

Carl moved to approve the application with the condition that the applicant obtain a CUD from Agency of Natural Resources for the affected wetlands. David seconded the motion and it passed unanimously.

**WARNED HEARING: DEMARS PROPERTIES, WAIVER: RESIDENTIAL DENSITY,
11 MAPLE STREET**

Gary introduced the application, to be reviewed under sections 229, 450, and 630-635 of the zoning and subdivision bylaws. Carl noted a family relationship with the applicant; there were no objections to his participation. Theresa administered the sworn oath to Sonny and Dan Demars.

Demars Properties recently acquired the property on the corner of Elmore Street and Maple Street. The property currently has a two-unit apartment building. Demars wants to add a third unit. The lot is 16,334 square feet. The residential density requirement for the Mixed Mercantile-Residential zoning district where the property is located is 6,000 square feet per unit. Demars is requesting a 9% waiver of the 18,000 square foot requirement for three unit.

Sonny noted that he had removed a barn on the property to increase the available parking. The site plan has 12 parking spaces which, together with eight spaces on an adjoining lot owned by Demars Properties, will satisfy the parking requirement for the total of 9 units between the two properties.

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David moved to approve the application as presented. Theresa seconded the motion and it passed unanimously.

**WARNED HEARING: CHARLES COOLEY/GEORGE BABCOCK, LOT LINE
ADJUSTMENT, BABCOCK ROAD**

Gary introduced the application, to be reviewed under sections 264 and 795 of the zoning and subdivision bylaws. Theresa administered the sworn oath to George Stearns, representing the applicant.

Charles Cooley and Carol Jean Lauber own a 169-acre parcel along Patch Road. Their property adjoins a 10.2-acre parcel on the corner of Patch Road and Babcock Road owned by George and Rita Babcock. The parties propose to swap equal 1.86 acre sections of their parcels, with no change in the overall size of both properties.

David moved to approve the application as presented. Jean seconded the motion and it passed unanimously

On a motion by David, seconded by Carl, the meeting adjourned at 8:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 4/14/05 TB/cf