

Morrisville/Morristown Development Review Board
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Meeting Minutes of 9 February 2022

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

Members Absent: Susanna Burnham

Staff: Todd Thomas, Zoning Administrator

Guests: DRB Alternate Donnie Blake, John Chen, Chris Hibma, Engineer Tyler Mumley, Kristin Fogdall, Barbara Percy, Bob Provost, Jacob Walker, Janet Reeves, Jason McArthur, Wally Reeve, Dominic Couture, Dian Williams, Allan Ross, Cindi Ross, Jen Andrews, Michelle & Robert Audet

Call to Order: Chair Nolan called both the in-person and the Zoom aspect of the meeting to order at approximately 6:00 PM.

Minutes: Member Trudell moved to approve the November 10th meeting minutes. A vote of 6-0 affirmed the motion. Member Wilson moved to approve the January 12th meeting minutes. A vote of 5-0 affirmed the motion, with members LeBlanc and Trudell abstaining.

Hearings: Site Plan Approval for 24 housing units on Jersey Way (Jersey Hgts Residences)

Engineer Tyler Mumley and developer Bob Provost appeared before the Board on behalf of applicant/owner Jersey Heights Residences LLC requesting §500 Site Plan Approval in the Commercial Zone to raze all the structures on Parcel 07-002, and replace them with a 24-unit multi-family housing development, and related improvements, with new addresses of 24 & 26 Jersey Way. Engineer Mumley described the proposed housing project as follows: 15 units in 24 Jersey Way, and 8 units in 26 Jersey Way, the curb cut being relocated to Jersey Way, sidewalks as proposed on the site plan, a screened dumpster area, 33 parking spaces provided, and parking lot lighting. Member Snipp asked the developer to ensure that all the exterior lighting would turn off at 10 PM so it complied with §490 of the Zoning Bylaws. Member LeBlanc asked for the electric line on the west side of the property to be buried so it complied with §206 of the Bylaws. After some discussion it was agreed that this electric line could cross Jersey Heights overhead from the north, go into the ground at the first power-pole, reemerge and go overhead from the power-pole on the southwest corner of the property to feed the dairy supply building at 589 LaPorte Road. Member Trudell asked for landscaping to be added to the site plan where this electric line would now be buried. Engineer Mumley added that a street tree was slated to replace the clump of evergreens shown just to the north of the new driveway to Jersey Way. Engineer Mumley also spoke to traffic counts from the proposed development: 162 total trips per day, with 14 AM peak trips and 17 PM peak trips. Member Trudell asked about the proposal's density. Engineer Mumley said that the new survey allowed for 23.96 units of density. After an extensive discussion, the Board, by consensus, decided that 23 units was the maximum density of this project, and the applicant would have to apply for a waiver to be granted the initially requested 24th unit. Developer Bob Provost spoke about the submitted rendering, and the Board reviewed it per §206 of the Bylaws. Member LeBlanc noted that the rendering did not match the submitted elevation drawings. Mr. Provost responded that the rendering is more accurate, and the elevation drawings are preliminary. Member Wilson asked the applicant to propose something to break up the massing of the east side (broad side) of 24 Jersey Way. It was decided that two 4x10 or larger pergolas would be added to the east side of 24 Jersey Way to break up its massing. Member Trudell asked if the buildings will be sprinkled. Mr. Provost said they would not be, which is

why the proposed breezeways will be stick-built on site (to comply with Fire Code). Neighboring property owner Kristin Fogdall asked for more detail on the proposed breezeways, because she thought they were a key component of how the development will look. Interested Party Wally Reeve asked if the sewer pump station at the intersection of Jersey Heights and Randolph Road has the capacity to serve this and other new developments in the neighborhood. Interested Party Jason McArthur said that he was concerned about traffic cutting through the parking lot, and more headlights hitting the west side of his house. Chair Nolan read abutter letters into the record from Dominic Couture, Jonathan Sturges, Barbara Percy, Etienne Hancock, and Leah Bronner. Neighboring property owner Kristin Fogdall said that Mr. Hancock's letter was excellent, and encouraged the Board to strictly regulate the architectural details and materials for the proposed development. Chair Nolan reminded the audience that this project did not fall under the Bylaw's §207 Historic Preservation Criteria, and therefore the Board did not have control over architectural detail and materials. Member Trudell said that the elevation drawings should at least be updated to match the rendering. Member Streets moved to continue this discussion in Deliberative Session. A vote of 7-0 affirmed the motion. At the conclusion of the Deliberative Session discussion. Member LeBlanc moved to approve the project with the following conditions of approval:

1. The project shall consist of 23 and not 24 housing units.
2. The sidewalks and crosswalk shall be constructed as shown on the site plan, and be in place prior to occupancy of any of the housing units.
3. All exterior lighting shall be triggered via motion sensor, or set on a 10PM off-timer and otherwise comply with §490 of the Bylaws.
4. Propane tanks, if any, on the property shall be located underground.
5. Other than the electric line coming across Jersey Heights from the power-pole on the northwest corner of the site, and leaving from the power-pole on the southwest corner of the site, all utilities shall be located underground.
6. Landscaping shall be added to the west side of the property where the power line is going underground.
7. The dumpster shall be fully enclosed behind fencing for screening purposes.
8. The elevation drawings shall be updated to match the rendering, and material call-outs shall be shown on the revised elevations, with the Zoning Administrator confirming the match between the two prior to zoning permits being issued for 24 & 26 Jersey Way.
9. Two 4x10 or larger pergolas shall be added to the site plan and constructed on the east of 24 Jersey Way prior to occupancy thereof to break up that building's massing.
10. A resident's only sign shall be added by the dumpsters to discourage cut-through traffic from the gas station, through the project, to Jersey Way.

A vote of 7-0 affirmed the motion.

Hearing: §750 Final Plat Approval for a 6-lot conservation subdivision (Stowe Land LLC)

Engineer Tyler Mumley and developer John Chen appeared before the Board on behalf of applicant/owner Stowe Land LLC requesting §750 Final Plat Approval for a §510 Conservation Subdivision in the Rural Residential Agricultural Zone that creates 6 new house lots, and a 20.65 acre conserved open space lot, from 41.26 acre Parcel 16-044, along with 2 new roads (First Light Lane & Eventide Lane) that will access Route 100 between Small Pond Road and Vanasse Road. Engineer Mumley explained that the State permit process for this subdivision was already

underway, including: Act 250, Stormwater, 1111 Highway Access, and wastewater. Engineer Mumley added that site plan revisions were recently made at the request of the Fire Chief, including hammerhead turnarounds at the termini of both dead-ends of the roads, which will both have a sub-base built that meets the standards of the Morristown Road Policy. Mr. Thomas noted that the Fire Chief also asked for a fire pond, dry hydrant, and reasonable access thereto to help protect the proposed new houses. Engineer Mumley said that Mr. Chen was working to secure access to Small Pond on the adjacent parcel to satisfy the Fire Chief. Chair Nolan read abutter letters into the record from Interested Party Barry Markham and the Conservation Commission. Mr. Chen said he was opposed to the Conservation Commission's re-wilding request as this property has historically been a hayfield, and he would like the same farmer to continue to hay it. The Board, by consensus, was amendable to Mr. Markham's request for 15-foot wide no-cut zone along the entire southern property line of parent-parcel 16-044. The DRB did not respond positively to the Conservation Commission's re-wilding request of the proposed open space parcel. Chair Nolan explained that the Board has no purview over such a particular land use (mowed vs treed). The Board also had no purview over concerns raised by the Ross Family on the east side of Route 100 related to the newly proposed septic systems and their family's drinking water. Member Wiltshire moved to approve the subdivision as proposed, with conditions that required a 15-foot wide no-cut zone on the aforementioned southern property line, a fire pond, and an associated dry hydrant (and reasonable access thereto). A vote of 7-0 affirmed the motion.

The meeting adjourned at 9:25 P.M. - Respectfully submitted by Zoning Administrator Thomas