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MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 8, 2007

Members Present: Gary Nolan, David Silverman, Karyn Allen, Theresa Breault, Jean Wickart

Members Absent: Paul Trudell, Carl Fortune

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: Sam Ruggiano

Chairman Gary Nolan called the meeting to order at 7:05PM. On a motion by Theresa, seconded by Jean, minutes of the January 25, 2007 meeting were approved.

SKETCH PLAN REVIEW: HA MANOSH INC, 44-UNIT PLANNED UNIT DEVELOPMENT (PUD), JERSEY HEIGHTS PHASE II

Chairman Nolan recused himself from this review as his employer is the applicant. The ZA advised members that this was an update on a planned unit development (PUD) proposal that the DRB had previously reviewed in July 2003. He had advised the applicant's representative, Sam Ruggiano, that in the intervening time the bylaws had been revised to permit the ZA to conduct pre-application sketch plan reviews. Mr Ruggiano said he understood that he was not required to come back before the board, but the applicant wished to keep the board informed of the project's status and have them review changes since the initial review in 2003.

The project involves a 40-acre parcel to the south of the Jersey Heights subdivision in the Low Density Residential (LDR) zoning district. Sixteen individual single-family home lots and a 30-acre lot for fourteen duplexes, for a total of 44 residential units, would be created.

The development would be accessed from Jersey Way via an existing 50-foot wide right-of-way between lots 9 and 10 of the Jersey Heights subdivision and a connection to the southern end of Jersey Way near Cottage Street. There would be approximately 3500 feet of internal roadway, to be constructed to town road standards.

The project is designed to mostly avoid Class III wetlands on the parcel; there are no critical wildlife habitats or historic sites. The project will require an Act 250 permit, state water & wastewater permit, and stormwater discharge permits. The applicant has obtained a sewer allocation for the project, which will be served by the village water and sewer systems.

The applicant advised that they were still several months away from applying for preliminary plat approval. A warned public hearing would be scheduled at that time.

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Gary resumed the chair of the meeting. David moved to go into deliberative session on the Pope Meadow subdivision application. Theresa seconded the motion and it passed unanimously. Following discussion of issues raised at the January 25, 2007 public hearing on the application, David moved to recess the hearing pending receipt of additional information from the applicant regarding stormwater drainage plans, pedestrian access to, from and within the project, an analysis of traffic impacts of the project, and a vicinity map as required by section 780.2 of the subdivision bylaws. Karyn seconded David's motion and it passed unanimously.

On a motion by Jean, seconded by Theresa, the meeting adjourned at 9:00 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 2/22/07 TB/JW