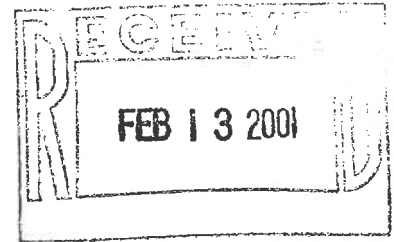


**MORRISTOWN/MORRISVILLE  
DEVELOPMENT REVIEW BOARD  
P.O. BOX 748  
MORRISVILLE, VT. 05661  
Phone (802) 888-6373  
Fax (802) 888-6378**



Minutes of February 8, 2001

Members Present: Gary Nolan, Carol Jennings, Tom Paine, Paul Trudell, and David Silverman.

Members Absent: Theresa Breault, Jean Wickart, and Mary Brainard.

Guest: John Stuart, Richard Duda, Gene Wu, Hal Stevens, Martha Ayers, Armond Fournier.

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

David made a motion to approve the minutes of January 11, 2001, as written.  
Paul seconded the motion and it passed unanimously.

**WARNED SUBDIVISION HEARING, CAPER HILL FARM PARTNERSHIP, TWO  
LOT SUBDIVISION WANTONJAY FARM ROAD.**

Gary opened warned appeal hearing and gave an overview of the application. The application will be reviewed under Sections 700 to 860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Paul administered the sworn oath to Martha Ayers and Armond Fournier.

Ms. Ayers Explained that they wish to divide the 61.2 acre lot into a 20.5 acre lot. And a 40.7 acre lot. The 20.5 acre lot may be for a family camp where members of the family could stay when they come back to visit. The property is accessed off Watonjay Farm Road.

David made a motion to approve the two lot subdivision with our standard conditions.  
Carol seconded the motion and it passed unanimously.

**WARNED SUBDIVISION HEARING, BIRCH HILL DEVELOPMENT CO., THREE  
LOT SUBDIVISION, RANDOLPH ROAD.**

Gary opened warned appeal hearing and gave an overview of the application. The application will be reviewed under Sections 700 to 860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Paul administered the sworn oath to Hal Stevens, John Stuart, Gene Wu, and Richard Duda.

Lot #1 is now proposed to be divided into three lots of 7.2, 10.9, and 8.6 acres. The lots have a specified building envelope the properties have both wetlands and deer wintering areas.

The site plan shows class III wetland delineation and clearing limits. Vermont Fish and Wildlife has signed off on the plans. A class III road will serve the lots. Lot 1a will have its own septic system near the community system. Lot 1b will use the existing field as approved in original system. The community septic system was designed for 4,050 gallons per day and the uses will use 3,600 gallons per day so lot 1c will use the reserve capacity of the existing community system. This arrangement for septic has been approved by John Kliminok the state engineer. They presented a map showing all 23 lots. The building envelope is 25' from the identified wetland. A 60' diameter turnaround on lot 1b.

Mr. Wu raised concerns over covenant regarding the septic system.

Mr. Duda complained that he did not receive notice when expanding from original 8 lots and now there are 23 lots and Act 250 requiring gallonage on septic.

David made a motion to go into deliberative session.

Carol seconded the motion and it passed unanimously.

David made a motion to come out of deliberative session.

Carol seconded the motion and it passed unanimously.

David made a motion to approve this application, with our standard conditions; the State of Vermont Wetlands Dept. approves the 25' buffer now that the property has 23 lots not the original 8 lot subdivision; the development road meets the Town of Morristown Road Polices for a Class III Road; septic permits approved by town and state; and sign offs from department heads.

Carol seconded the motion and it passed unanimously.

#### **Other Business:**

The Board asked Ken to write North Country Animal League on letter about adding Veterinarian to their service and veterinarian location for his or her services

David made a motion to adjourn the meeting.

Paul seconded the motion and it passed unanimously.

Respectfully submitted,  
Kenneth J. Sweetser, Scribe.