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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of January 25, 2007

Members Present: Paul Trudell, Gary Nolan, David Silverman, Karyn Allen, Carl Fortune, Theresa Breault, Jean Wickart

Members Absent: none

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached list

Chairman Gary Nolan called the meeting to order at 7:30PM. On a motion by Theresa, seconded by Jean, minutes of the December 14, 2006 meeting were approved.

**RECESSED HEARING: REDBIRD CONSTRUCTION INC, PRELIMINARY PLAT
APPROVAL, 4-LOT SUBDIVISION, 1103 ELMORE ST**

Gary reviewed the application, first presented to the DRB on May 25, 2006, to be considered under sections 254, 740, 770, 780, and 800-860 of the zoning and subdivision bylaws. Theresa administered the sworn oath to applicant William Cardinal and others present.

The ZA reviewed the June 5, 2006 recess memo that requested a revised site plan that included a detailed stormwater discharge plan and relocation of the existing driveway. The memo also requested that the applicant address how the proposed subdivision would connect to the municipal water system.

The applicant presented a revised site plan with the requested realignment of the existing driveway and a surface water diversion swale along the north end of the parcel to channel stormwater runoff away from the proposed lots. The plan also shows a drilled well to provide water to the two proposed 3-bedroom single-family dwellings on lots 2 and 3. The proposed 3-bedroom single family home on lot 4 and the existing 4-unit (6-bedroom) apartment building, with one additional one-bedroom unit proposed, on lot 1 would connect to the municipal water system. All units would connect to the municipal sewer system.

The ZA noted that there are currently three structures on the parcel with six separate dwelling units totaling 8 bedrooms that are connected to the municipal water system. Two existing one-bedroom units, each in its own structure, would be torn down. Under the proposal, there would be two structures with six separate dwelling units for a total of 10 bedrooms (a net increase of two bedrooms) on the municipal water system.

Theresa asked the applicant to describe the proposed new single family homes. Bill said they would be three bedroom, 2 bath spec houses he planned to market for around \$190K.

Marci Young asked if the proposed homes would be owner occupied or rentals. Bill replied that that would be up to the eventual owners to decide.

Carl asked the applicant to explain the stormwater runoff plan. Bill Cardinal described how the proposed diversion swale along the boundary with the adjoining Sugar Woods property would channel stormwater flowing downslope onto his property into an existing drainage ditch along the adjoining Darrow property to the east, then into an existing culvert on the southeast corner of his property under Elmore Street, and into the open lot across the street (the proposed Pope Meadow subdivision).

Adjoining property owner Todd Darrow objected to the channeling of additional runoff onto his property, prompting Paul to ask the applicant if stormwater could be channeled along the edge of his property to a point on the southeast corner where there is an existing drainage ditch. Bill said this could be possible.

Carl asked how many parking spaces were planned and how wide was the proposed realigned driveway. Bill said there are seven spaces in front of the 5-unit apartment building and a garage and parking space on each of the three proposed single-family home lots. The driveway serving all units on the parcel would be 20 feet wide within a 50' wide right-of-way.

Meredith Scott asked if the proposed project was consistent with the Town Plan with regard to the housing density compared to the density of surrounding properties. Bill said the proposal met or exceeded the minimum residential density for each of the proposed four lots. He added that there is only a net increase of two residential units in the proposal and that the three single family homes would likely attract better neighbors than the two single-unit apartment buildings that would be torn down.

Barbara Sweetser asked about potential municipal impacts of the project. The ZA said public safety (police, fire, rescue) and highway departments had signed off on the project with no objections or concerns, as had the school district. The Water & Light Dept raised concerns about additional water hookups due to low water pressure in the area; they could meet the sewer needs.

Chris Benner said he would like to see the sidewalk that currently ends at the corner of Fairwood Parkway East and Elmore Street extended to the village line at the corner of Demars Road and Elmore Street to provide better, safer pedestrian access to both existing properties and the additional units being proposed in this application and the pending Pope Meadow subdivision application. Thurlow Greene agreed with this suggestion. Selectman Todd Yando said he did not believe there was any money in the town budget for such a sidewalk extension project.

David and Gary expressed concern over the proposed stormwater diversion onto the adjoining Darrow property. Gary asked if the project required a state stormwater discharge permit. It does not appear to meet the one-acre threshold to require such a permit. Gary added that the project still requires a state water & wastewater permit approving the connections to municipal water & sewer lines and the drilled well for lots 2 and 3.

David moved to recess the hearing once again in order to have a revised site plan submitted showing a detailed stormwater drainage plan (to include cross-section view), adequate parking for the 5-unit apartment building, correct driveway width, and a landscaping plan. Theresa seconded the motion and it passed unanimously.

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**RECESSED HEARING: VIRTUAL REALTY INC, PRELIMINARY PLAT APPROVAL,
22-LOT 'POPE MEADOW' SUBDIVISION, ELMORE ST**

Gary reviewed the application, first presented to the DRB on March 9, 2006, to be considered under sections 254, 740, 770, 780, and 800-870 of the zoning and subdivision bylaws. Paul Trudell recused himself from the hearing as he is participating in the design work for the project. Carl Fortune recused himself due to being a neighboring property owner. Gary advised the applicant of the requirements for a valid decision with less than a full board present and offered the applicant the opportunity to postpone the hearing until alternate members could participate; the applicant declined. Theresa administered the sworn oath to applicant Scott Mansfield, project engineer Bernie Chenette, and others present.

The ZA reviewed the March 15, 2006 recess memo that requested additional site plan information, vicinity map, provisions for water and sewer services, and stormwater discharge.

Bernie Chenette addressed the major issues of water supply for both residential and firefighting requirements. After determining that the existing water lines in the area are providing inadequate water pressure, the applicant explored alternate water supply options. They propose to establish a privately maintained community water system to serve the planned 44 units. A drilled well, to be located on the adjoining Greaves Farm property by easement, would supply a 15,000-gallon domestic water storage and pump facility and a 60,000-gallon firefighting water storage tank. The latter, which would be connected to a dry hydrant adjacent to the driveway of Lot 10, would provide a flow of 500 gallons per minute for up to two hours.

The facilities described above would be located in the southwest corner of the 8.9-acre parcel, in a community-shared lot also encompassing a stormwater retention pond and a wastewater pumping facility. The rest of the community facilities, including the internal road and sidewalks, would remain privately owned and maintained, with a community owners association responsible for the cost and upkeep of the facilities.

Bernie described plans for stormwater discharge, identifying a network of open grassy channels to treat or discharge surface water runoff and direct any excess flow to one of two retention ponds. The second pond would be located on the adjoining Greaves property by easement. The project will result in 3.2 acres (approximately one-third of the total lot size) of impervious surface. The project will require state construction stormwater discharge and operational stormwater permits.

Karyn asked if drainage swales along the perimeter of the parcel would drain within the parcel or onto adjoining properties. Bernie noted the swales are within the property boundary and are designed to channel any water flows into the two detention ponds, with the exception of the eastern portion of Lot 1, which drains into a stream on the adjoining property that flows into Potash Brook, along the southern boundary of the parcel.

Bernie stated that a traffic consultant had been engaged to study the traffic impacts of the additional 44 residential units proposed. He suggested that the study may recommend establishing transitional speed limits from the 50 MPH currently on the portion of Elmore Road (Vermont Route 12) outside the village (immediately to the east of the project site that is state-maintained to the town-maintained portion that is currently 25 MPH. The study will also assess

the additional traffic impacts at the Route 12/15A intersection on Elmore Street by the Fire Department and Graded School. Elmore Street resident Julie Hickory urged the study to address peak traffic flows during school hours.

Bernie added that the study will also look at pedestrian access, noting that the project is located approximately 800' up Elmore Street from where the existing sidewalk ends. The applicant is willing to share the cost of extending the sidewalk to the project in proportion to the number of residential units that would be served by any such extension.

Todd Darrow said his property is located directly across from the proposed single access point to the subdivision and was concerned that lights from the many vehicles exiting the subdivision will shine directly into his house. Scott Mansfield said he would be willing to pay for landscaping on the Darrow property to provide additional screening from the proposed development and mitigate the impact of traffic exiting the site.

Speaking to objections raised by many surrounding property owners regarding the number of units proposed, applicant Scott Mansfield said he seeks to build the maximum number permitted under the residential density standard for the Medium Density Residential (MDR) zoning district in order to achieve the economies of scale to cover construction and infrastructure costs and keep the unit price within the means of moderate-income families. He said the anticipated price for the two-bedroom, 900-square foot units was in the \$180K range. He anticipated a 3-5 year build-out schedule, with homes build as they are sold, and the common infrastructure going in first.

Paul Trudell detailed the landscaping plan, noting the addition in the revised site plan of a berm and additional trees along the Elmore Street property boundary to provide screening for both residents of the development from the road and of the development for motorists passing by. He added that existing trees and shrubs along the perimeter of the parcel effectively screen the proposed development from adjoining properties to the east, south and west. He also detailed plans for lighting along the internal road and provided representative elevations for the various building styles. Responding to a question from Theresa, Paul said individual unit owners would be responsible for lawn and landscaping maintenance within their lots.

Thorlow Greene, whose mother's property adjoins the proposed site along its western boundary, spoke for many of the neighbors when he stated the belief that the project as presented is out of character and scale with surrounding properties in the Fairwood Parkway and Fairwood Heights neighborhoods and along Elmore Street. He characterized these neighborhoods as being predominantly single-family homes on lots generally around one-half acre. He cited various sections of the Town Plan where he felt the project was in conflict with the Plan's goals and policies. He expressed the view that most people in the neighbor expected this parcel to be developed sooner or later, but that the number of units (44) and density (duplex units on roughly quarter-acre lots) was not consistent with the Town Plan, even if it did meet the minimum lot size requirements for the MDR zoning district.

Julie Hickory echoed these comments, saying that single-family homes on somewhat large lots would be acceptable. She added her belief that owning one half of a duplex did not engender the same sense of pride in ownership that one has with a single family home.

Thurlow Greene reiterated his belief that the project did not conform to the Town Plan and urged the Board to vote the project down now, before asking the applicant to commit more

time and money developing a project that he and many of the neighboring property owners believe should not be approved.

David moved to go into deliberative session on this application. Karyn seconded the motion and it passed unanimously. Owing to the length of tonight's hearings, the deliberative (closed) session was postponed until February 8th at 7:00PM.

On a motion by Theresa, seconded by Karyn, the meeting adjourned at 10:15 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 2/8/07 TB/jw