

Morrisville/Morristown Development Review Board
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Meeting Minutes of 24 January 2024

Members Present: Donnie Blake (Alternate), Gary Nolan (Chair), Christy Snipp, Paul Trudell, Mary Ann Wilson, & Lenny Wing (Alternate)

Members Absent: Susanna Burnham, & Chris Wiltshire

Staff: Zoning Administrator Todd Thomas

Guests: Engineer Tyler Mumley, Bob Provost, Jason McArthur, Matt Karlin, Loren Darling, Levi Costa, Tyler Budziak, Seth & Grace Costa, Megan McCartney, Diane & Marc Cote

Call to Order: Chair Nolan called the meeting to order at approximately 6:00 PM.

Minutes: Member Trudell moved to approve the October 11th minutes. A vote of 6-0 affirmed.

Hearing: §630 Conditional Use & §500 Site Plan Approval for permit relief (Jersey Heights Residences)

Bob Provost appeared before the Board on behalf of Jersey Heights Residences LLC who was requesting §630 Conditional Use & §500 Site Plan Approval in the Commercial Zone to delete certain permit conditions from previous DRB approvals #2021-155 & #2022-023 regarding the construction of two pergolas, the joining of Parcels 07-002 & 07-003, and acknowledging the change from the approved building rendering for the now enclosed stairwells (per Fire Code) for the under construction 23-unit multi-family housing development at 24 & 26 Jersey Way. Mr. Provost began the discussion by proposing additional landscaping along the 60-foot-long building expanse that faces Jersey Way in place of the previously required pergolas. Abutting property owner Jason McArthur requested that the developer be required to build a privacy fence instead of the pergolas, but the Board did not agree with this suggestion. After some discussion, the Board was amenable to deleting the lot line merger and the pergola construction permit conditions as requested in exchange for a new maple tree planting along the Jersey Way frontage (a 3rd maple tree), provided that all mini-split condensing units and meter sockets would also be screened via the planting of coniferous shrubs, for the approval of the Zoning Administrator, prior to 1 June 2024. The Board also agree to amend its permit condition that the front building pod and the 15 dwelling units therein must match the previously submitted rendering to allow the stairwells to be enclosed for fire code compliance, provided that decorative octagon venting was installed on the new blank second floor walls prior to 1 June 2024. A motion made by Member Trudell approving the aforementioned permit relief was approved by a vote of 6-0.

Hearing: §204.4 Minimum Lot Size Waiver for 344 Golf Course Road (Golf Course Estates LLC)

Engineer Tyler Mumley and Matt Karlin appeared before the Board of behalf of applicant/landowner Golf Course Estates who was requesting a 1% Waiver of the Minimum Lot Size in the Rural Residential Agricultural Zone for 3.63-acre Parcel 12103-3 at 328 Golf Course Road that, if granted, would allow a future subdivision that would create 1.82-acre Parcel 12101-6. Member Snipp, noting the very small square footage that the proposed subdivision lot was short of the normally required Minimum Lot Size, moved to approve the 1% Waiver as requested. A vote of 6-0 affirmed the motion.

Hearing: §750 Final Plat Subdivision Approval for 344 Golf Course Road (Golf Course Estates LLC)

Engineer Tyler Mumley and Matt Karlin again appeared before the Board of behalf of applicant/landowner Golf Course Estates who, with the required Waiver already granted, was requesting §750 Final Plat Approval in the Rural Residential Agricultural Zone to subdivide 3.6-acre Parcel 12101-3 at 328 Golf Course Road to create 1.82-acre Parcel 12101-6, which would have an address of 344 Golf Course Road. Engineer Mumley noted for the record that the driveway for the proposed subdivision lot would be accessed from Loren Darling's existing driveway (Mr. Darling was in

the audience for the discussion). Upon a question from Mr. Thomas, Engineer Mumley said that the State wastewater permit was already in-hand for both the under-construction duplex and the proposed house lot that was the subject of this subdivision application. Member Blake moved to approve the subdivision as requested. A vote of 6-0 affirmed the motion.

Hearing: §750 Final Plat Subdivision Approval for 35 Home Acre Street (Home Acre Drive LLC)

Engineer Tyler Mumley, along with property owners Seth and Grace Costa, appeared before the Board on behalf of applicant/landowner Home Acre Drive LLC who was requesting §750 Final Plat Approval in the Medium Density Residential Zone to subdivide 0.57-acre Parcel 24051 to create 0.10-acre Parcel 24051-1 at 35 Home Acre Street, which is a new road that would be located adjacent to 651 Elmore Street. At the onset of the discussion, Mr. Thomas explained that the proposed subdivision's 50-foot-wide right-of-way took up a majority of the developable area of the subdivision, and that the Planning Council had just informally approved the use of 30-foot-wide right-of-way widths for private roads. The Board was amendable to the applicant reducing the right-of-way width of this private road administratively at any point in the future when doing so complied with the Zoning Bylaws. The Board, after noting the on-the-ground conditions of Catamount Street on the adjacent parcel, was also amendable to the road being gravel and not requiring a sidewalk. Upon a suggestion by Member Blake, the Board did however require Home Acre Street to have a paved apron that is at least 20 feet deep measured from the outside edge of the existing sidewalk on Elmore Street. Engineer Mumley explained that the Fire Chief was amendable to the proposed hammer-head turnaround instead of the cul-de-sac that is typically required by the Zoning Bylaws. Mr. Thomas confirmed this was true and said that no parking would be allowed in the hammerhead when he writes the conditions of project approval. Mr. Thomas added that he would be writing an additional condition of approval, at the request of the Fire Chief, requiring a fire hydrant on Home Acre Street. Member Trudell moved to approve the subdivision with these conditions. A vote of 6-0 affirmed the motion.

The meeting adjourned at 7:45 PM, submitted by Todd Thomas

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