

Morristown/Morrisville Development Review Board
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Meeting Minutes of 22 January 2020

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

Members Absent: None

Staff: Todd Thomas, Zoning Administrator

Signed-in Guests: Chip Percy, John Pitrowiski, Laura Nepvue, David Nepvue, Samantha Dunn of Housing VT, Architect Andrea Murray, Architect Sam Ostrow, Engineer Tyler Mumley, Jim Lovinsky of Lamoille Housing Partnership, John McQueen, Dan McLaughlin, Tom & Christy Snipp

Call to Order: Chair Nolan called the meeting to order at approximately 6:07 PM.

Hearing: 5999 LaPorte Rd, 8 Lot §510 Conservation Subdivision & §750 Final Plat (Percy)

Engineer John Pitrowiski of Trudell Consulting Engineers appeared before the Board requesting §750 Final Plat Approval for a §510 Conservation Subdivision that creates 8 new house lots from parcel 16-099, which is located on Elizabeth Lane in the Rural Residential Agricultural Zone. Zoning Administrator Thomas explained that this development was first before the Board in 2013 when the original 8 house lots were created. Mr. Pitrowiski said that subdivision plat showed 20.77 acres of dedicated open space to offset the 16 (total) reduced-size house lots. Mr. Thomas said that although no houses have been built to date, the road, and homeowner's association for this development were already in existence. He added that the proposed update to the HOA document should be signed and recorded, along with the amended WW permit,, prior to the issuance of zoning permits for any of the new house lots. Member Wiltshire moved to approve the project as proposed, with the suggested conditions for the HOA and WW permit recording, along with the Board's standard conditions. A vote of 7-0 affirmed the motion.

Continued Hearing: 26 Hutchins St, 24-unit apt. building, §630 CU & §500 SPA (LHP)

The Board continued the hearing for a request by Lamoille Housing Partnership & Housing Vermont for §630 Conditional Use (due to §207 Historic Preservation & §450 Parking requirements) and §500 Site Plan Approval, to construct a 24-unit multi-family use apartment building at 26 Hutchins Street, Parcel 21-179 in the Central Business Zone, on land owned by the June & JB McKinley Family Trust. Jim Lovinsky of Lamoille Housing Partnership, Samantha Dunn of Housing VT, Architects Andrea Murray and Sam Ostrow, and Engineer Tyler Mumley presented the project to the Board. Mr. Lovinsky said that his development team had successfully worked out a parking solution for this project with the Selectboard. Mr. Lovinsky cited the executed parking agreement that was included in the meeting packages that detailed responsibilities and cost-sharing between the developer and the Town for the redesigned parking lot. The Board, the development team, and members of the public discussed the plans for the redesigned parking lot. There was consensus that the stairs from the parking lot down to Hutchins Street should be reestablished in a way that met code. Mr. Thomas explained that the parking plan could not be changed and that desire for stairs would have to be addressed with the Selectboard separately. Member LeBlanc said that the proposed parking lot expansion is needed for existing uses, and that there will not be enough parking remaining for the new building. Tom & Christy Snipp agreed with this statement. Mr. Snipp added that there should be some sort of storefront added to the proposed building to benefit the public. Mr. Lovinsky responded that he this building was expected to generate approximately 12 tenant cars (based on ratios from other

LHP properties). He added that overflow overnight winter parking, if necessary, will be made available to his tenants in other nearby LHP properties. Closing a discussion regarding handicap accessibility, Mr. Lovinsky said that one handicapped unit will be available at the proposed Hutchins Street building. He added that additional mobility challenged housing applicants will be directed towards the Lamoille View and Arthur's properties, where there is more availability and practicality (topographically) for handicapped tenants.

A brief discussion ensued regarding the proposed sidewalk from the rear of the building out to Portland Street. David Nepveu said that the off-site conditions in the off-site portion of the right-of-way would not be conducive to wheelchair travel in bad weather. Mr. Thomas responded that he expected a condition of approval requiring some sort of hardscape along this walkway, connecting the garden level apartments out to Portland Street. A brief discussion also took place about landscaping. It was discussed that planters were proposed in front of the building, but it was unclear at this time if any new tree plantings could be accommodated on the property (due to the narrow 10 foot strip of land, approximately, from the building to the side and rear property lines).

The Board then discussed the §207 Historic Preservation component of the Zoning Bylaws and the architectural design for the proposed 24-unit, 4 ½ story abuilding. Ms. Murray reiterated that the building's ground floor on Hutchins Street was designed with the windows and ceiling height of a typical Vermont commercial storefront to comply with the spirit of the Town's zoning that required §630 Conditional Use approval for downtown buildings with only residential use on the ground floor. Member LeBlanc said that she would like to see commercial space on the ground floor. She suggested the open parking area, which she believed would detract from the historical quality of the downtown, be used to create a small commercial space. Member Trudell echoed the architectural component of the previous comment and said that the two proposed on-site parking spaces appeared to create a hole in the bottom of the building. Member Wilson suggested that the building would fit in better with the historic downtown if it employed the same wide white trim-boards commonly found on clapboard buildings on Portland Street. Ms. Murray spoke to the proposed canopy and storefront window package to buoy the building's historically appropriate design.

Member Wiltshire moved to continue the discussion in Deliberative Session. A vote of 7-0 affirmed the motion. Upon coming out of Deliberative Session, Member Trudell moved to recess the hearing until February 12th at 6:30pm, and also to instruct Mr. Thomas to work with the development team towards making minor changes to architectural submittals, the site plan, and to request the submittal of a landscaping plan. A vote of 7-0 affirmed the motion

Minutes: Member Wiltshire moved to approve the December 11th meeting minutes as proposed. A vote of 7-0 affirmed the motion.

The meeting adjourned at 9:30 P.M. - Respectfully submitted by Zoning Administrator Thomas