

Morristown/Morrisville Development Review Board
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Meeting Minutes of January 14, 2016

Members Present: Karyn Allen, John Gloss, Susanna Guthmann, Gary Nolan (Chair) & Paul Trudell

Members Absent: Brian Irwin, Chris Wiltshire & Theresa Breault (Alternate)

Staff: Todd Thomas, Zoning Administrator

Guests: Reid Wistort, Sharon Bateman, Sondra & David Sanborn, Diane & William Nelson

Call to Order & Minutes: Chair Nolan called the meeting to order at approximately 6:30 PM. Approval of the November 19th meeting minutes was tabled due to quorum issues. Member Trudell moved to approve the October 22nd meeting minutes. A vote of 4-0-1 affirmed the motion with Member Guthmann abstaining.

Hearing: Home Business at 88 Red Pine Estates (Wooldridge) §630 CU & §500 SPA

Applicant/landowner Susan Wooldridge appeared before the Board requesting §630 Conditional Use & §500 Site Plan Approval for a §460 Home Business use for a counselling office within the existing house on parcel 08-141-2 at 88 Red Pine Estates in the §260 Rural Residential Agricultural Zone. Ms. Wooldridge said that she and her husband would like to operate a counseling business out of their home on Red Pine Estates. She planned to see patients on weekdays from 8 AM to 7 PM and also on the occasional Saturday from 9 AM to 1 PM. She said that in a weeks' time she would typically see 20 to 25 clients, with her husband seeing a few more patients. Member Allen asked what percentage of the house the home business would occupy. Ms. Wooldridge replied that approximately 14% of the finished space in the house would be allocated to the home business use. The Board discussed lighting requirements in relation to the home business request. It was decided that the lighting on the house must be made compliant with the town's lighting requirements, but the Board decided to not address the flood light on the garage because that building was not part of the home business. Member Trudell moved to approve the project as proposed with the hours of operation limitations and compliant lighting on the house. The motion was approved by vote of 5 to 0.

Hearing: O'Neil 3 lot subdivision across from 2547 Cote Hill Rd, §750 Final Plat Approval

Landowner Juliet O'Neil and her attorney Jim Mahoney appeared before the Board to request §750 Final Plat approval to create 3 subdivision lots from parcel 03-001 on land across from 2547 Cote Hill Rd in the §260 Rural Residential Agricultural Zone. Mr. Mahoney told the Board that three conforming lots were being proposed along existing road frontage. Mr. Mahoney added that the Zoning Administrator previously informed him that state WW permits are typically in-hand for requested subdivision lots. As an alternative, he said that each lot would be subject to a deed restriction guaranteeing that they cannot be developed without state WW permits. Mr. Thomas said that he reviewed the draft deed and found it to be acceptable. Mr. Mahoney said that lot two is already under contract. Member Trudell moved to approve the subdivision as proposed. Member Allen suggested hearing audience concerns before voting on the motion. Abutter Elizabeth Nelson said that she wants a buffer retained on proposed Lot 4

benefitting her land, as well as assurances that her view-shed to the valley floor not be blocked by a new house. Chair Nolan said that the Board does not have jurisdiction over private view-sheds. Attorney Mahoney said that the buffer should be something left to the neighbors to decide and requested it not be part of the Board's considerations. Abutter Reid Wistort said that while he did not necessarily want new houses in the area, he liked how the subdivision plan respected the existing stonewalls on the property. Member Trudell's motion to approve the plan was affirmed by vote of 5 to 0.

The meeting adjourned at approximately 7:15 P.M.

Respectfully submitted by Todd Thomas, Zoning Administrator.