

FILE COPY

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT 05661
Phone (802) 888-6373
Fax (802) 888-6377**

Minutes of January 14, 2010

Members Present: Gary Nolan (Chairman), Karyn Allen, Paul Trudell, Ron Stancliff, Theresa Breault, Chris Wiltshire, Jean Wickart

Members Absent: None

Recorder: J. Compagna, Zoning Administrator (ZA)

Chairman Nolan called the public meeting to order at 7:30 PM. On a motion by Theresa Breault, seconded by Karyn Allen, minutes of the December 10, 2009 meeting were approved as presented.

WARNED HEARING (RECESSED): ROBERT HEANUE, FINAL PLAT APPROVAL, 4-LOT SUBDIVISION

Chair Gary Nolan introduced Application #2009-85, and requested an update on the project reviewed under sections 263, 500, 630-636, & 795 of the zoning & subdivision bylaws and granted preliminary plat approval in December of 2008. Theresa Breault administered the sworn oath to Bernie Chenette and Robert Heanue, engineer and applicant, and to Mike Alexander adjoining property owner. Engineer Bernie Chenette explained that the project had been revised to create three new lots in addition to the original residential lot. As such, private driveway standards will be applicable versus private road standards. Covenants have been created for the right of way and common maintenance responsibilities. No Stormwater Permit is required by the state, as it meets the less than one-acre of disturbed area provision. Neighbor Mike Alexander expressed concern regarding working within the utility right of way during the sewer hook-up portion of the project and also about stormwater discharge along the roadway. Gary Nolan stated that due to the project design there should be no more stormwater post development, than pre-development. There were no further comments or questions. Ron Stancliff moved and Paul Trudell seconded a motion to grant final plat approval. All were in favor.

WARNED HEARING: DEMARS PROPERTIES, CONDITIONAL USE APPROVAL, EXPANSION OF NON-CONFORMING USE

Chair Gary Nolan introduced Application #2010-01 and requested a summary of the project to be

reviewed under Sections 220, 430-435 and 632.1-5 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Theresa Breault administered the sworn oath to applicant Dan Demars. Dan explained that Demars Properties owns a large commercial building at 275 Brooklyn Street formerly leased to Lamoille County Mental Health's 20-20 Center, and used for large item seasonal storage at the rear of the building. They wish to convert a large portion of the area formerly used by 20-20 to create thirty-two, climate controlled self-storage units. Demars Properties intends to occupy existing office space for their business headquarters. They will continue to lease large item seasonal storage space at the rear of the building, as they have for many years prior to the adoption of zoning regulations. Exterior lighting will be located over entry doors. There is sufficient parking. The new units will be installed in stages with the first stage consisting of fourteen units. Paul Trudell suggested that down-lit lighting would be preferred at entrances. Dan Demars explained that the project will include re-siding the exterior of the building, which will be done in an attractive manner. Theresa Breault moved and Jean Wickart seconded a motion to approve the application with a condition that exterior lights over entrances shall be downshielded and motion sensor activated. All were in favor.

OTHER BUSINESS:

Chair Gary Nolan signed the Heanue final plat to be submitted for recording in the Morristown Land Records.

The meeting adjourned at 8:15 PM.

Respectfully submitted,
J.Compagna, Recorder

Minutes approved on: