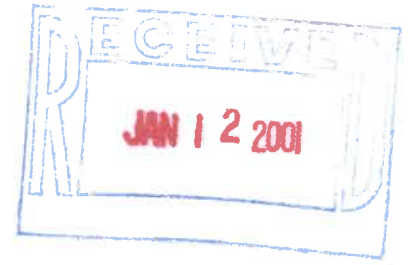


**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
P.O. BOX 748
MORRISVILLE, VT. 05661
Phone (802) 888-6373
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Minutes of January 11, 2001

Members Present: Gary Nolan, Carol Jennings, Theresa Breault, Mary Brainard, Paul Trudell, and David Silverman.

Members Absent: Tom Paine and Jean Wickart.

Guest: Armand Fournier, Lee Fournier, and John Stuart.

The meeting was called to order at 7:33 PM. by Gary Nolan, Chair.

Mary made a motion to approve the minutes of November 9, 2000, as written.
Theresa seconded the motion and it passed unanimously.

**PRE-HEARING, CAPER HILL FARM PARTNERSHIP, TWO LOT SUBDIVISION
WATANJAY FARM ROAD.**

Gary opened the hearing and gave an overview of the application. The Application will be reviewed under Section 700-860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Armand Fourier.

Mr. Fournier gave an overview of the application. The land is owned jointly with his brothers and sisters. They are proposing to subdivide of 20.5 acre form the 190+ acre farm. The road to the land is not plowed in the winter. The plan eventually will be to jointly build a house on the twenty acre parcel where the brothers and sisters can use when they come to Vermont.

David made a motion to rule that the application meets the Town Plan and to waive the site walk as there is no reasonable way to get to the property in the winter.

Paul seconded the motion and it past unanimously.

**PRE-HEARING, BIRCH HILL DEVELOPMENT CO. THREE LOT SUBDIVISION,
RANDOLPH ROAD.**

Gary opened the hearing and gave an overview of the application. The Application will be reviewed under Section 700-860.1 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to John Stuart.

Mr. Stuart gave an overview of the application. Mr Cabral has a buyer for lot number one who wants the 27.2 acre parcel divided into three parcels. They will have a common drive, each lot will have a pump station to pump sewage to a common pump station that will be pumped to the common leachfield. The existing leach field will be big enough if water saving measure are followed. Each lot will have a drilled well. Two of the three lots will have building envelopes due deer wintering yards.

David asked about the soils and most of the lower lands are wet.

Mr Stewart said they are outside of the building envelopes and mostly behind lot two.

Gary and Ken informed Mr. Stuart the common road will have to be brought up to class 3 specifications and the they will need to come up with a name for the road and purchase the sign from the town.

Mary made a motion to rule that the subdivision meets the town plan and to waive the site walk as there is no reasonable way to access the lots in the winter time

Theresa seconded the motion and it passed unanimously.

WARNED RECESSED HEARING DANIEL DONZA, APPEAL OF THE ZONING ADMINISTRATOR'S ENFORCEMENT ORDER, STERLING VALLEY ROAD.

The Appellant and/or his representative failed to attend the hearing.

Ken is to write Mr. Donza and Mr. Marble to tell them they need to have all of the requested items ready for February 22, 2001 when the next hearing will be held.

Other Business:

Plante's Auto Sales and Service: Judge Wright is about to hold Mr. Plante in contempt of court as he has not paid the fine or corrected the violations.

February 8th meeting: Ken will be unable to attend this meeting due to a prior engagement.

David made a motion to adjourn the meeting 8:23 PM.

Paul seconded the motion and it passed unanimously.

Respectfully submitted,
Kenneth J. Sweetser, Scribe.