MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
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Meeting Minutes of January 10, 2013

Members Present: Karyn Allen, Brian Irwin, Gary Nolan (Chair), Ron Stancliff, Paul Trudell & Chris Wiltshire
Members Absent: Theresa Breault & Jean Wickart
Staff: Todd Thomas, Zoning Administrator & Planner
Guests: Matt Nadeau from RMN Properties LLC (a.k.a. Rock Art Brewery)

Call to Order & Minutes: Chair Nolan called the meeting to order at 6:33 P.M. Member Allen moved to approve the December 20, 2012 meeting minutes as presented. A vote of 5-0-1 affirmed the motion, with Member Trudell abstaining.

WARNED HEARING: Rock Art, 632 LaPorte Rd., §500 SP & §630 CU (RMN Prop.)
Under §255 Lower Village Gateway Commercial Zone, §500 Site Development & §630 Conditional Use, Matt Nadeau appeared before the Board on behalf of applicant RMN Properties LLC for approval to construct a 60 x 80 rear addition to the existing brewery at 632 LaPorte Road on parcel 07-325. Mr. Nadeau spoke to the Board about the need for additional refrigerated storage space for Rock Art Brewery. Mr. Nadeau added that when the brewery was originally built, it was done so as to not to exceed one acre of impervious surface and that the proposed expansion will create more than acre of impervious surface, requiring a state stormwater permit. Chair Nolan noted that there is already a catch basin at the rear the property that was recently installed for the benefit of the truck route that could take the brewery's stormwater runoff. Mr. Nadeau said that this was something he was negotiating with the state. Member Allen asked if the proposed 60 x 80 rear addition would hinder any truck turning movements. Mr. Nadeau said that it would not. Mr. Nadeau said that the proposed addition might disrupt some employee parking. Mr. Thomas said that parking does not appear to be an issue on the site, either in the front customer parking lot or in the rear where employees park on bottling day. Mr. Thomas added that the proposed addition met all required setbacks. Member Trudell moved to approve the proposed addition to Rock Art Brewery. Member Stancliff asked Mr. Thomas to include the standard condition of approval requiring that all state permits be received before any zoning permits are issued. Mr. Thomas said that he would also include the standard lighting language as a condition of the Board's permit. A vote of 6-0 affirmed the motion.

The meeting adjourned at approximately 7:00 P.M.

Respectfully submitted by Todd Thomas, ZA