

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
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Meeting Minutes of January 9, 2014

Members Present: Karyn Allen, Susanna Guthmann, Gary Nolan (Chair), Paul Trudell & Chris Wiltshire.

Members Absent: Brian Irwin & Theresa Breault (Alternate)

Staff: Todd Thomas, Zoning Administrator

Guests: Johan Jaremczuk, Uwanna Perras, Yon Perras, Vivian Billick, Lee LaBier, Alan Gould, Jeffrey Emmons, Tony Demasi, John Mendes, Debbie Welye, Diane Heyely, Sherry Wilson, Don Ostler, Claudia Stauber, Elaine Fortin, Bill Robinson, Thea Alvin, Cheryl Tarcy, Stephen Greaves, David Marshall, Russ Barr, Anne Conway, Adam Grant, Buckwheat Lowe, Chris Galipeau, Otto Hansen, Brian Audet, Susan and Robert Audet.

Call to Order & Minutes: Member Trudell moved to approve the December 19, 2013 meeting minutes. A vote of 5-0 affirmed the motion.

WARNED HEARING: Airport facility upgrades (Stowe Aviation) 2305 LaPorte, \$500 SPA

Mr. Thomas opened the hearing by citing 24 VSA §4413 Limitations, which said that any State project, like the proposed improvements at the State airport, could not be held to Conditional Use standards and Site Development Plan approval was all that could be required of the State. Guy Rouelle of the Vermont Agency of Transportation Aviation Division explained the proposed project to the Board. A new 31,000 ft.² joint terminal and hangar building was being proposed in place of the existing smaller State owned terminal and hangar facility. Attorney Russell Barr identified himself as representing the applicant Stowe Aviation. Mr. Barr said that the development of the new facilities will take place in the spring when the airport is closed for the runway resurfacing. Member Allen asked about exterior lighting. Mr. Rouelle said that all exterior lighting will be down shielded and LED. Member Trudell asked about access and parking. Mr. Rouelle said that 60 parking spaces exist now and that there will be 82 parking spaces in the reconfigured parking lots. Elaine Fortin of Sugar House Lane asked about air traffic. Mr. Rouelle explained that approximately 27 takeoffs and landings represent average activity at the Morrisville Stowe airport today. He explained that the takeoffs and landings could increase to as many as 39, or potentially 47, under an optimistic airport growth scenario by the year 2020. Abutter Tony Demasi asked about new air charter service from the airport. Mr. Rouelle explained that this charter services was already operating at the airport and that no scheduled flight service was planned. Abutter Thea Alvin asked about a control tower. Mr. Rouelle said there is not enough activity at the airport to justify a tower. Mr. Rouelle added that the pilot controlled lights for nighttime landings are on a 20 minute shutoff timer once activated. Member Trudell asked about landscaping to screen the new terminal and hangar building. Mr. Rouelle replied that some landscaping has been proposed. Various abutters, including Claudia Stauber, expressed their opposition of airport expansion to the Board. Other airport abutters, such as Buckwheat Lowe, expressed support for the airport, by saying that the airport is an important part of the local economy. The Board discussed potential vehicular traffic that might be generated as a result of the proposed airport expansion. It was decided that any traffic increase

resulting from the project would be negligible and could easily be accommodated by the adjacent State highway. Mr. Rouelle said that construction of the project should begin in April and be done by Thanksgiving. Member Trudell moved to recess the hearing to Deliberative Session following the next scheduled hearing.

In Deliberative Session, the Board was supportive of the project, provided that it is better screened from roadside view. The Board decided that it liked the look of the proposed terminal building and that it should be visible from the road through adequately spaced street trees and/or landscaping. However, the Board decided that the proposed new hangar and the existing hangars were not visually appealing. The Board said that it desired that all airport hangars not be visible from the road after five years of growth from plantings which would be required by this Site Development Plan Approval. It was agreed that the plantings could be trees or lower bushes that would not grow tall enough to impede airport flight operations. It was also agreed that the plantings should be a mix of deciduous and non-deciduous variety. The Board also decided that only airport related uses shall be carried on inside the new terminal building. Member Allen moved to grant Site Development Plan Approval for the proposed expansion of the terminal and hangar building at the Morrisville-Stowe airport, provided that all airport hangars shall be adequately screened from Vermont Route 100 with a mix of deciduous and non-deciduous plantings within five years of project approval and that all uses inside the new terminal shall be airport related. The motion was affirmed by vote of 5 to 0.

CONTINUED HEARING: RL Vallee, 33 VT Rte 15 W, §500 Site Plan Approval

Chair Nolan opened the recessed RL Vallee hearing for the requested expansion of the existing motor vehicle service station use at 33 Vermont Route 15 W. Member Nolan noted the January 4 site walk of the property held to guarantee adequate spacing for the truck turning movements around the new diesel pumps and parking spaces. Member Nolan noted that the fuel truck at the site walk successfully made the proposed turning movements and could manipulate around the proposed canopy and into the parking spaces. Member Allen asked about ensuring access to the right-of-way to Xtreme Collision. Member Wiltshire noted the proposal to add a shim coat of pavement at the southern end of the right-of-way to Xtreme Collision to curb cut through traffic and direct stormwater to adjacent catch basins. Abutter Adam Grant, the owner of Xtreme Collision, said that he would like to see this shim coat of pavement shown on the site plan. Member Nolan said that he will propose pavement markings and this shim coat of pavement as a condition of any project approval. Engineer Galipeau and Otto Hansen of RL Vallee appeared representing the project to the Board. Engineer Galipeau said that snow will be trucked off-site to a location that meets State Department of Environmental Conservation snow removal requirements. Don Ostler appeared before the Board representing the Cadys Falls water co-op. He said that the old water source protection area for the co-op appears to have been correct when it contained the RL Vallee site therein. He said that recent construction on this property and truck route construction have resulted in a 25% drop in co-op water pressure. Mr. Ostler asked the Board to recess the application for a month so the source protection area for the Cadys Falls water co-op could be re-examined. Member Nolan noted that the entire site already has a stormwater permit and the proposed area of new development is already counted for therein. Member Nolan noted that the source protection area, as currently constituted, does not include the project site. Member Nolan said he does not think it would be fair to act on the present

application based on what might happen with a request for the source protection area for the co-op to be re-delineated. Member Trudell moved to recess the hearing into Deliberative Session. A vote of 5 to 0 affirmed the motion.

In Deliberative Session, the Board discussed the following conditions of approval: snow removal meeting State DEC requirements, no stock piling of snow after storm events, striping along the right-of-way to Xtreme Collision, the sidewalk constructed as proposed, crosswalks or at-grade sidewalk segments where the proposed sidewalk is intersected by curb cuts, a requirement that all sidewalks shall have receiving areas built at the applicant's sole expense is if a crosswalk from off-site is proposed later, the previously discussed shim coat of pavement overlay to direct stormwater and curb cut through traffic at the south end of the right-of-way to Xtreme Collision, curbing on the southern edge of the proposed truck parking spaces being vertical granite or vertical concrete with a minimum six-inch reveal, a new "No Through" traffic installed by the proposed dumpster location facing Route 15, a revised site plan submitted showing the turning movements and other all other conditions of approval, normal lighting and State permit copy requirements. Member Trudell moved to approve the project with the aforementioned conditions. A vote of 5 to 0 affirmed the motion.

The meeting adjourned at approximately 10:00 P.M.

Respectfully submitted by Todd Thomas, ZA.

