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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of January 8, 2009

Members Present: Gary Nolan, Ron Stancliff, Paul Trudell, Theresa Breault, Jean Wickart, David Silverman, Karyn Allen

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: see attached

Chairman Nolan called the public meeting to order at 7:30 PM. On a motion by Theresa, seconded by Jean, minutes of the December 11, 2008 meetings were approved as presented.

WARNED HEARING: LAMOILLE REGIONAL SOLID WASTE MANAGEMENT DISTRICT (LRSWMD), CONDITIONAL USE APPROVAL, EXPAND USE OF TRANSFER STATION, TROMBLEY HILL ROAD

Gary introduced the application, to be reviewed under sections 263 and 632-637 of the zoning & subdivision bylaws. Theresa administered the sworn oath to Mike Morrow, representing the applicant. There were no interested parties present at the hearing or submitting written comments on the application.

Mike Morrow reviewed the applicant's previous conditional use approvals for operation of a waste transfer station at the Morrisville Water & Light Department property on Trombley Hill Road. The earlier approvals authorized a once-a-week operation of a recycling and trash collection station. No trash was to remain on site overnight, being trucked away at the end of the day's activities. LRSWMD is now seeking approval to store trash in a closed container for up to two weeks in order to reduce transportation costs. They would also like to extend the operating hours, currently 9am-2:30pm on Saturdays, to 8am-4pm.

Theresa asked if there had been any complaints from adjoining owners over the last six years regarding the operation. Mike said he had not received any, nor had the ZA.

Paul asked how the trash containers would be secured when the site was unattended. Mike said trash would be collected in one half of a roll-off steel container; recycling material would be in the other half. Openings to both halves would be padlocked closed when the site was unattended. Once the container was full, which he estimated would take two weeks, it would be taken away and another left in its place.

Theresa moved to approve the application as presented. Jean seconded the motion and it passed unanimously.

WARNED HEARING: RICHARD & DIANE HALLENBECK, PRELIMINARY PLAT APPROVAL, 2-LOT SUBDIVISION, 1238 RANDOLPH ROAD

Gary introduced the application, to be reviewed under sections 264, 730, 740, 780, & 810 of the zoning & subdivision bylaws. Theresa administered the sworn oath to applicant Richard Hallenbeck. Adjoining property owner David Stevens was present as an interested party.

Richard Hallenbeck explained his proposal to split his 8-acre parcel into two lots. Each of the two existing dwellings on the parcel would be on its own lot, along with water and wastewater disposal systems for each dwelling. Both lots would share access via an existing driveway off Randolph Road.

David moved to approve the application as presented. Paul seconded the motion and it passed unanimously.

WARNED HEARING: PENSICO TRUST CO., PRELIMINARY PLAT APPROVAL, 5-LOT SUBDIVISION, 5059 RANDOLPH ROAD

Gary introduced the application, to be reviewed under sections 264, 730, 740, 780, & 810 of the zoning & subdivision bylaws. Theresa administered the sworn oath to Margaret Smith, representing the applicant, project engineer John Grenier, and adjoining property owner Sean Folley.

John Grenier presented site plans showing how the applicant seeks to subdivide a 36-acre parcel into five single-family home lots, ranging in size from 4 to 12 acres. All lots would be accessed via an existing private driveway off Randolph Road which would be brought up to Town road standards to the point where it serves three or fewer homes. The applicant intends to keep the road as a private road. He noted that the open field on the parcel would remain undeveloped, with specific building envelopes shown for each lot.

John explained that Lots A & B would have their wastewater disposal areas on Lot B by easement, with Lots C, D, & E's individual systems on Lot E, also by easement. A state WW permit has been issued for this arrangement. A state Conditional Use Determination (CUD) has also been issued stating that the project would not adversely affect wetlands on the parcel.

David asked John to confirm that no buildings of any kind would be allowed outside the identified building envelopes; John confirmed this.

Theresa moved to grant preliminary plat approval for the project as presented. Karyn seconded the motion and it passed unanimously.

WARNED HEARING: MARGARET REYNOLDS, PRELIMINARY PLAT APPROVAL, 8-LOT SUBDIVISION, COTTAGE STREET

Gary introduced the application, to be reviewed under sections 259, 730, 740, 780, & 810-860 of the zoning & subdivision bylaws. Theresa administered the sworn oath to project engineer Peter Lazorchak of McCain Consulting, representing the applicant, and adjoining property owners Claude & Laurie Marcoux and David Stevens.

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Peter Lazorchak outlined the proposal to subdivide the 19- acre former Edwin Rybak property off Cottage Street into eight lots ranging in size from 1.5 to 3.7 acres. He noted the property lies in the Low Density Residential (LDR-1) zoning district, where minimum lot size for lots with on-site water & wastewater systems is approximately one acre.

Seven of the proposed lots would be accessed via an existing driveway off Cottage Street, with the eighth accessed directly from Cottage Street. The two lots with frontage on Cottage Street would be served by municipal water & sewer utilities; the remainder would each have their own individual wells and on-site wastewater disposal areas, to be located on a septic easement on Lots E and G. A state WW permit is pending.

Peter identified Class II & III wetlands and a flood plain on the lower elevation of the parcel and stated that there was no development proposed in these areas.

Claude Marcoux stated that the existing driveway was in 'pretty rough' shape. The ZA advised that it would need to be brought up to Town road standards whether it remained a private road or was eventually turned over to the Town.

Claude also said he had looked into the property some time ago and found covenants requiring that any future development on the parcel would have to be either hooked onto the municipal systems or a waiver of the covenant be issued by the Water & Light Department. Peter said he would check on that and get back to the Board with his findings.

Laurie Marcoux noted that Cottage Street was in bad shape as it was and there was, in her view, too much traffic up and down it. She was concerned that the proposed relocation of the existing driveway would put it very close to her property line.

Gary asked if the driveway could be realigned to be on the opposite side of the Lot A house site from the Marcoux property. Peter explained that the terrain on that side of Lot A would not work for the driveway; Claude agreed.

David expressed a desire to conduct a site walk of the property before further considering the application. He moved to recess the hearing until after a site walk was conducted and additional details of the proposed road profile were available, along with a response from the Water & Light Department regarding the utility connection covenants. Ron seconded the motion and it passed unanimously.

A site walk of the property was scheduled for January 17th; this was subsequently postponed.

The meeting adjourned at 8:55 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 2/26/09