

Unapproved 2-5-15

Town of Moretown Development Review Board
P.O. Box 666, Moretown, Vermont 05660

Minutes of Hearing Held February 5, 2015

Application of Town of Moretown For New Town Office Located at 79 School Street in Moretown Village

Present for the Board were John Riley, Jim O'Neill, Erick Titrud, Eric Howes and David Russo.

Present for the Applicant were Bill Gallup of Maclay Architects and Peter Lazorchak, P.E. of Wilcox and Barton. Also, Duane Pierson and John Schmelzer as members of the Town Office Building Committee. Also present was Howland Brown, abutting property owner, and John Weir, Zoning Administrator.

John Riley called the meeting to order at 6:36 PM. This is a continued hearing on the application with the first hearing being held December 11. Board Member Tom Badowski cannot attend tonight. Board Member David Russo (who missed the meeting in December) and alternate Eric Howes were asked to attend and potentially sit on the application. Each has had an opportunity to review the minutes from December 11 and additionally submitted material by the Applicant. All parties present were asked if they had any objection to the participation by David and Eric. Both the Town Representatives and Howland Brown agreed they could participate.

Bill Gallup provided an overview of the project. Since the last hearing additional engineering work has been completed and it has been learned the proposed site is actually one foot higher in elevation than previously thought. The existing elevation is approximately 609 feet and the site will be raised to 612.5 feet. This is one foot higher than stated at the December hearing. And it is several feet above the 100 year flood level.

During Mr. Gallup's presentation there was a question about drawing C-1 which is the Existing Conditions Plan prepared by Wilcox and Barton. It shows the existing driveway next to the old town clerk's office as being largely on a parcel occupied by a private residence. Peter Lazorchak indicated the Plan does not purport to be a survey and indicated the lot lines were derived from tax maps, which might not be fully accurate

At this point the Board also took note that in the supplementary material is a quitclaim deed dated January 14, 2014 from the Town School District deeding to the Town any interest it has in the "Benedict Parcel" acquired by the Town and School District in 1958. Otherwise, there is no indication as to the parcel's size or location. No one present tonight is clear as to whether this parcel may include the former town office building, or what portion of the subject site is involved.

There was extensive discussion later in the meeting on these questions. John Schmelzer is a former chair of the School Board and recalled that the issue of the title of the jointly held Town and School District lands were discussed and a legal opinion provided by the School District's attorney, but no definitive survey has ever been obtained.

Erick Titrud noted that under the zoning ordinance a mixed use is not an allowed conditional use in the Ag-Res district. From a zoning perspective, the simplest solution would be to treat the town office project as pertaining to a specifically designated parcel. And perhaps this is what the Benedict Parcel represents. Because of the uncertainty of this issue, and to obtain clarification that it is fully understood the existing driveway does not improperly encroach on the adjacent private residence parcel, the hearing was continued to February 26, 2015 at 6:30 PM upon motion unanimously adopted.

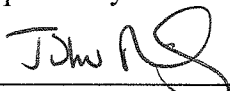
There was an initial motion by Jim O'Neill, seconded by Dave Russo to approve the project as presented which was withdrawn after discussion.

Otherwise, the Town's representatives provided evidence as to landscaping, the lighting plan, and building orientation and access. The existing community parking lot will be utilized with a significant portion excavated and re-graded to diminish the existing pronounced dip. Water will still flow to the low area westerly of the existing playground, and follow the ditch which runs between St. Patrick's Church and Howland Brown's residence.

Jim O'Neill expressed satisfaction with the landscaping plan. The existing three maple trees which are just beyond the baseball field chain fence will be relocated towards the Schultz residence to provide additional screening. The construction activities would likely damage their root base and survivability in their existing location.

The Meeting concluded at approximately 7:50 P.M.

Respectfully Submitted,



John Riley, Acting Secretary