

Permit # 18-005

ZONING PERMIT APPLICATION

Date Received: 3/14/18

Zoning District A

TOWN OF EAST MONTPELIER

Parcel # 10-077.100

Overlays WR/FHA/RC

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-93.210

A. 1. Name of Landowner MORRIS PROPERTIES, LLC Phone No. 839-0100
 2. Address of Landowner 413 BARCLAY RD., BARRE, VT 05641
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property 4233 ROUTE 2

B: Application is made (check appropriate boxes):

- | | | |
|--|---|--|
| To: | For: | For: |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Alter | <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Other |

Describe work to be performed. CONSTRUCT VEHICLE DISPLAY PARKING FOR USE BY ADJACENT AUTO SERVICE FACILITY OWNED BY SAME LANDOWNER. - SEE COVER SHEET

C. Lot description:

1. acreage <u>1.58</u>	4. depth side yards <u>19.8</u> Ft. <u>43.0</u> Ft. (building to lot lines)
2. road frontage <u>228'</u> Ft. <u>SEE SITE PLAN</u>	
3. depth front yard <u>254'</u> Ft. (Road centerline to building)	5. depth rear yard <u>N/A</u> Ft. (building to lot line)

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner [Signature] Date 3/14/18
 Applicant [Signature] Date _____

Zoning Permit Fee: \$ 75 Cash _____ Check 803 Date 3/14/18 Rec'd by D.S.
 DRB Hearing Fee: \$ 150 Cash _____ Check ↓ Date ↓ Rec'd by D.S.

Make checks payable to the "Town of East Montpelier"



Surveyors & Septic Designers, Inc

March 13, 2018

Bruce Johnson, Zoning Administrator
Town of East Montpelier
40 Kelton Road
PO Box 157
East Montpelier, VT 05651

301 North Main Street, Suite 1
Barre, Vt. 05641
Phone 802-479-9636
Fax 802-479-4017
email: cdchase@chasesurveyors.com
billchase@chasesurveyors.com
kjurentkuff@chasesurveyors.com

Hand Delivered

Re: Site Plan Review applications – Jim & Ashley Morris and Morris Properties, LLC, Route 2 east

Dear Bruce,

Please find attached two applications for Site Plan Review of site improvements proposed by Jim & Ashley Morris and Morris Properties, LLC at their adjacent parcels located at 4233 and 4243 Route 2 (Tax map parcels 09-93.21 and 09-93.222). As you may suspect, Jim and Ashley are the principals of Morris Properties, LLC.

Because these two properties are inextricably linked by the 60' right-of-way that provides access to Route 2 for both properties as well as the properties of Neddo and Bailey to the north, we are presenting these proposals as one project. As you've noted, separate ownership dictates separate applications, therefore we've attempted to separate the improvements as best we can by parcel for your convenience.

Parcel 09-093.222 – Jim & Ashley Morris

The improvements proposed to this parcel are as follows:

- Relocation of a small portion of the drive serving the existing automotive service facility to more quickly separate its traffic from the adjacent residential lot of Neddo to the north.
- Conversion of 2500 SF of existing gravel drive and parking areas to lawn.
- Installation of 125' LF of 6' high white vinyl stockade fence in two sections.
- Reconfiguration of the previously approved parking layout.
- Installation of three pole-mounted lights along the front of the existing vehicle display area.
- Installation of three surface-mounted lights along the proposed fence.

All of these improvements are detailed on the attached Site Plan.

The fence is proposed to separate the rear "working" areas of the facility from the public patron and vehicle display area and improve the appearance of the facility as a whole.

The proposed lighting is for improved safety and vehicle display. The pole-mounted lights will be 20' high and topped with high efficiency L.E.D. lighting. The surface-mount lights will also be L.E.D. and be placed at the top of the proposed fence to provide patrons and employees more secure access to their vehicles during the winter evening hours. All lights will be of the sharp-cutoff, down-shielded type to prevent light spillage onto Route 2 or adjacent properties, and will be controlled by photocells. Cut sheets will be provided at the hearings.

Parcel 09-093.21 – Morris Properties, LLC

The improvements proposed for this parcel are as follows:

- Removal of three existing small softwood trees.
- Relocation of the balance of the drive serving the adjacent automotive service facility and installation of an additional 50 LF of vehicle display area along Route 2.
- Installation of one pole-mounted light to match those to be installed on the adjacent property as noted above.

The drive relocation and display area expansion on both lots propose a combined increase in impervious surface of 5200 SF. This is balanced by 2500' SF of existing gravel area to be reclaimed to lawn, yielding a net increase in impervious surface of 2700 SF. This area, as with the existing drive area, drains over low-gradient vegetated lawn to the west. The existing ground contour will be matched by the finished grade, thereby leaving the existing drainage pattern unchanged. Given the sandy soil in this vicinity, no significant increase in discharge from this site is anticipated. No State discharge permit is required as the site is still below the 1 acre regulatory threshold.

Please note that this parcel is already developed with a single-family residence. It appears that this use is long standing - though I'm unsure exactly when it was established – and would be a conditional use under the current Development Regulations. Expanding the commercial use through installation of the display area on this parcel will make it a "dual use" property, without an actual conditional use approval for the residential use. Based on our earlier conversation, it appears that this has not been an issue for the Board in the past when one of the dual uses was pre-existing. I hope that to be the case here.

The Morris' intend to explore the costs involved with paving all or portions of the reconfigured drive and display areas. It's unclear if a permit would be required to simply pave an existing gravel lot, but if so, Jim and Ashley would like to solicit the Board's approval to do so at this time. The paving would only be undertaken if the costs are not prohibitive.

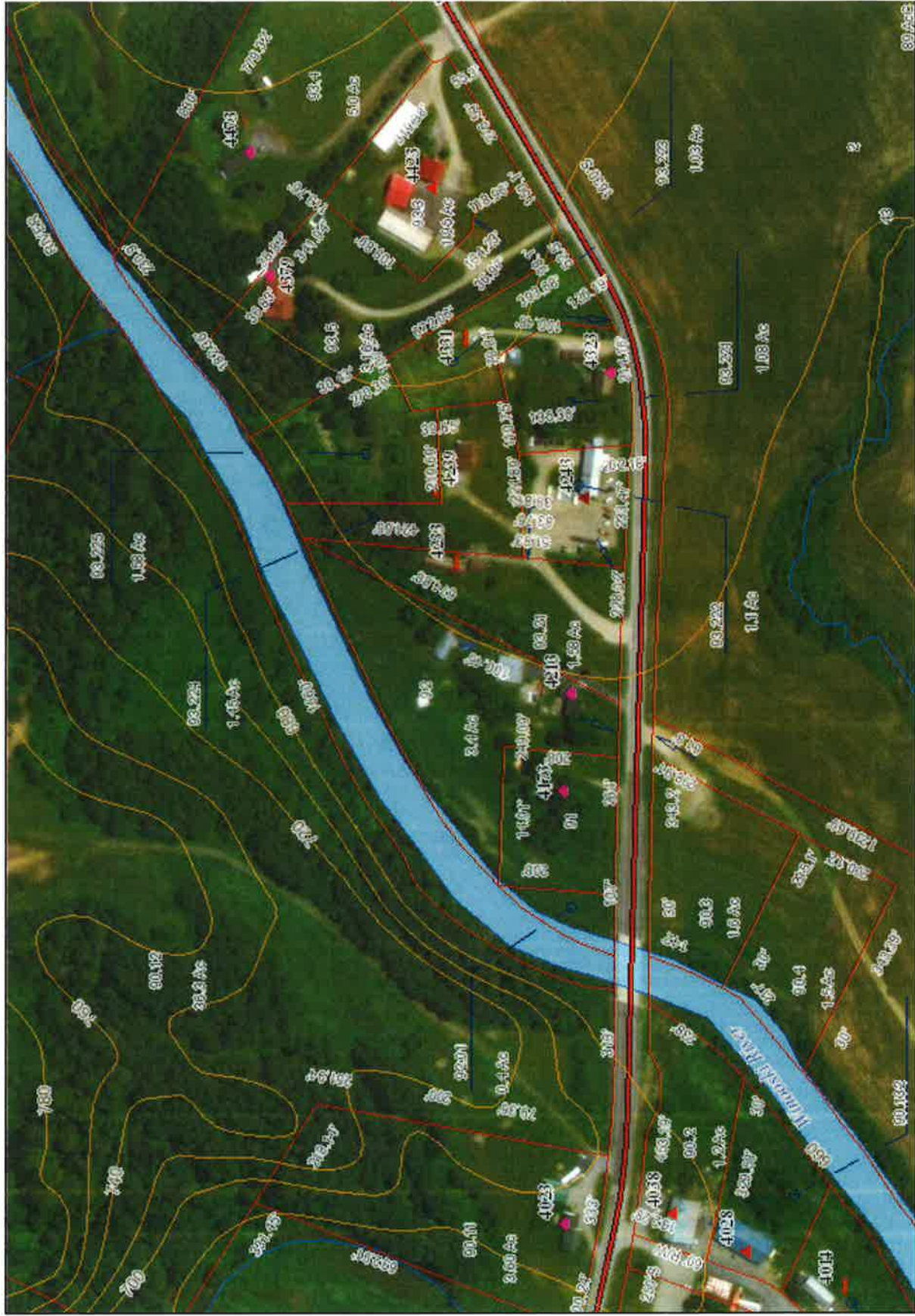
I believe this pretty well sums up the proposed improvements for both parcels and look forward to a Hearing in early April. Thank you.

Sincerely,



Kris Jurentkuff
Project Manager

Morris -- 4233 & 4243 US Rte. 2



Morris -- 4233 & 4243 US Rte. 2



March 14, 2018

1:4,514

CAD

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, April 3, 2018 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 18-005 submitted by Morris Properties, LLC. The intent of this application is to add a limited motor vehicle sales & services commercial use to the property. This application is linked to zoning application 18-004, which involves site improvements to the abutting 4243 US Rte. 2 commercial parcel. The overall proposal, as it affects the 4233 US Rte. 2 parcel, envisions a small portion of the parcel being used for vehicle display as well as a reconfiguration of the existing drive access serving the 4243 US Rte. 2 parcel. The following notice will appear in the Times Argus Saturday, March 17, 2018:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, April 3, 2018 at 7:00 p.m. at the Municipal Office Building to consider the following:

Conditional use review of Application #18-005, submitted by Morris Properties, LLC, to add a commercial motor vehicle sales use to the existing residential use of the parcel located at 4233 US Rte. 2. The proposed §4.11 mixed use of the parcel, located in Zone A – Commercial District, requires conditional use review. Portions of the parcel are in the Special Flood Hazard Area and the River Corridor.

The applicants must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at eastmontadmin@comcast.net.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651