

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- DECEMBER 21, 1988

BOARD MEMBERS PRESENT: Jean Wickart; Don Anderson; Julie Bourne; Theresa Breault; Michael Boudreau; Rose Lambert; Mac Miller; Paul Nesky and Roy Marble.

BOARD MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: GLORIA WING

GUESTS PRESENT: [See attached list].

The meeting was called to order at 7:03 P.M. by Chairman Paul Nesky, who reviewed the minutes of the 12/07/88 meeting for omissions/corrections.

Mac made the motion to accept the minutes as written and presented. Theresa seconded. All in favor.

7:04 P.M. -- WARNED HEARING/VARIANCE: NANCY WEST & BRIGHAM DEZOTELLE were present, representing "Country Kids" and "Kountry Kupboard", formerly Country Junction, located on RTS 15/100 in Morrisville, VT, requesting the Board's approval to allow two (2) 3' X 5' signs; one for each business, to be located on the top of each end of the building; that these signs will not be lighted. They also advised they wished to use the existing lighted sign measuring 18' X 10', which the wording would be changed.

Dezotelle advised they would also be selling fresh fish and would have a sign facing toward Hyde Park, "FISH MARKET"; this would be a folding sign and would be taken inside nightly. That basically, they were asking for approval of four (4) signs, three (3) permanent signs and one (1) temporary sign for the Fish Market, measuring 18" X 30". Presently they do not have a definite plan for the existing lighted 'Tandy Leather' sign.

West and Dezotelle advised the Board that their plans have changed from the previous application; that this will be 'take-out' only now, not a sit-down restaurant; that their hours will be 6:00 A.M. to 5 or 6 P.M. in the winter and in the summer will be open maybe until 9:00 P.M. They would like to open the food service in the next month; the "Country Kids" clothing store is already open for business.

Roy made the motion to grant approval of Conditional Use Permit to allow two (2) 3' X 5' signs as plans were presented tonight for both above described businesses. Julie seconded. All in favor.

Theresa brought up the matter that this application was not the same as originally presented. The Board was in agreement that the applicants were asking for less than was originally requested, therefore, would not have to be re-warned. Gloria to issue permit for two (2) signs and explain the requirements of other signs.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.4--AGRICULTURE & RR, PAGE 5, and ARTICLE III, Section 309--SIGNS, PAGE 13, approval was granted for two (2) signs measuring 3' X 5'; one for "COUNTRY KIDS" and one for "KOUNTRY

KUPBOARD", as per plans presented.

7:21 P.M. -- WARNED HEARING/CONDITIONAL USE-VARIANCE OF SIGN SIZE: ONEAL DEMAR was in attendance seeking the Board's approval to allow a sign for his leased office building, "PROFESSIONAL DRIVE", to measure 9' wide and a height of 9'; advising there would be small signs directing the public to individual divisions of the complex. Demar advised the signs would be similar in color to the building, being of a grayish background with white lettering.

Mac made the motion to approve the application as presented for signage. Roy seconded. Don presented a sketch of the Site-Area, indicating the sign would be placed approximately 50' back from Brooklyn Street/RT 100. All in favor.

FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, ARTICLE III, Section 316--SIGNS, PAGE 13, approval was granted for the signs as per plans presented.

7:24 P.M. --SITE-PLAN REVIEW/CONTRACTOR'S CRANE, DIANE BROWN, representing CCS, presenting complete plans of the project for an addition of 80' X 100', with a height of 35' to accommodate the maintenance and re-conditioning of cranes. This addition will be 10' higher than the original building, and will be compatible in color and construction; the building will also be within the required set-back.

Don asked about the parking facilities reference water run-off and was advised it was gravel and would remain so. Bill Moulton advised that he didn't feel there would be any problem with water in this location.

Jean moved to approved this Site-Plan as presented. Theresa seconded. All in favor. Gloria will make an amendment to the original permit she granted.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.3, INDUSTRIAL, PAGE 4, this application was granted an amendment approval as per plans presented.

7:34 P.M. --AMENDMENT TO SIGN PERMIT/JULIE BOURNE, representing BOURNE'S TEXACO Station. Julie advised they are changing to Texaco and would like the Board's approval to change three (3) present Getty signs to Texaco, to be located where the present Getty signs are. Don made the motion to grant approval of the three (3) signs changes; Theresa seconded. JULIE ABSTAINED FROM VOTING. All others voted in favor. So approved.

FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, ARTICLE III, Section 316--SIGNS, PAGE 13, approval was granted for the signs as per plans presented.

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GENERAL DISCUSSION: Gloria advised the Board that she sent a letter to Nina Williams reference operating a auto repair business without a permit and requesting they come before the Board; that she in turn, received a letter from Attorney David Polow stating the Williams' were not in violation of the Zoning By-Laws, therefore, would not be appearing before the Board.

Norm Nepveu advised that his wife in fact purchased a vehicle from Williams and had also had said vehicle repaired there; that in fact a business was being operated by the Williams. The Board requested Gloria to contact Attorney Polow regarding the matter.

INFORMAL HEARING: Charles Burnham was in attendance to discuss with the Board his proposed plans to develop twenty-eight (28) apartments on 28+ acres on part of the former 'Gray Farm' on Randolph Road; this property is served by a 50' right-of-way. Eighteen (18) acres will be reserved for Agricultural Use, with approximately 10 acres developed. There will be six (6) buildings, consisting of 24 - two (2) bedroom units; four - three (3) bedroom units. A total of 60 parking spaces, or ten (10) spaces per building, to serve this project. Two (2) of the buildings will house the two laundry units. The two-bedroom units will measure 1200 sq. ft.; the three-bedroom units will measure 1500 sq. ft. Plans and maps were presented for review of this proposed project. Drilled wells will provide water and there is an existing pond for fire protection. There will be three (3) leach fields to serve two buildings each. All utilities will be underground. Plans are for this project to be fazed in one or two buildings a year. Burnham advised this complex will be kept under one ownership, with an on site manager; the road will remain a private road. These units will be moderate priced rental apartments, not owned by the occupants.

Burnham advised that for Emergency purposes, all buildings will be clearly marked.

Burnham advised that he plans to come before the Board for a Formal Hearing in the next month or so applying for this projects approval.

The Board advised they were concerned regarding the need for possibly installing a Dry-Hydrant, and the lack of visitor parking.

GENERAL DISCUSSION: Paul advised he has spoken with Norm Prive and Norm is willing to come before the Board applying for a permit for a Home Industry with one employee. Mac made the motion to have Norm Prive come before the Board. Julie seconded. All in favor.

Mac made the motion to request Ed Wilson come before the Board regarding operating a business without a permit from his residence. Don seconded. All in favor.

Gloria advised that Ken Schramm has inquired about the possibility of the small garage for small tools and catalogue sales business, adjacent

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to Miller's Market; that this is not a permitted use and was not issued in the permit granted. The Board advised there was not adequate parking space to allow such operation.

Don advised he has received a complaint reference anywhere from 5-6 or 7 tractor trailer units parked by the Sunset Motel with motors running all night. The Board agreed there were no violations as this is zoned Commercial.

Paul discussed a letter he received from Dave Pennella advising that shore-line development MUST be considered within the Village By-Laws per Act 200.

Paul advised that the By-Laws must be in place before 02/01/89. That on January 4th, 1989, there will be a joint meeting for both boards; that all fourteen (14) members, regular and alternate members are to be present.

Gloria mentioned the possibility of staggering the expiration of terms for the Board members, so that not the majority would expire at the same time.

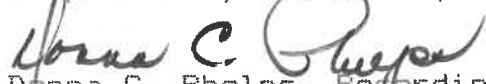
Also, Paul received a letter from the Health Department regarding the Cadys Falls Group and the adverse effect that was possible reference their aquafer by underground storage tanks, i.e., Vallee; Aubuchons and Jack's Body Shop.

Paul and Theresa voiced their intent to have Donna continue preparing the minutes for both Boards; that Paul would take notes himself for the Planning Commission and then go over them with Donna for preparation; that occasionally would need to attend Planning Meetings. That Donna will attend all joint meetings and Board of Adjustment meetings.

Paul stated that the Boards must also consider a salary adjustment for Donna's hourly rate; that a committee should be appointed. Julie; Theresa; Paul and Rose were appointed to the committee to adjust Donna's salary.

Don made the motion to adjourn. All in favor. The meeting was adjourned at 9:15 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown PC/BOA

/dp

NEXT SCHEDULED MEETING (JOINT) ALL TO ATTEND: JAN. 4th, 1989 @ 7:00 P.M.

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Guests / Applicants Print



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Name

Mailing
Address

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|----|------------------------|---------------------------|
| 1 | Nancy West | Box 105 Johnson, 05656 |
| 2 | Brian DeZotelle | Box 105 Johnson, 05656 |
| 3 | Vernon Wagon | Marshall |
| 4 | Opent Demas | RR#1 - Box 1000 |
| 5 | Winn Brown - CCS | Marshall, VT |
| 6 | Peter Callahan CB FAN, | |
| 7 | CHARLIE BURNHAM | Box 1149 STOWE, VT |
| 8 | Queen Corrigan | RR 3, Box 7090, STOWE |
| 9 | Mike Caldwell | " |
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