

Gloria

**MORRISTOWN BOARD OF ADJUSTMENT - MINUTES
NOVEMBER 28, 1990**

BOARD MEMBERS PRESENT: Chairperson Theresa Breault; Jean Wickart; Gary Nolan; Don Anderson; Ralph Wiltshire and Paul Trudell.

BOARD MEMBER ABSENT: Michael Boudreau.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: Robert Bocock; Andrew Gergely; Dick & Laura Lou Towne.

Theresa called the meeting to order at 7:30 P.M. and reviewed the minutes of 11/14/90 for amendments/corrections. Gary made the motion to strike the sentence (RE: PROVOST @ 7:30 P.M.) 'No lot would be less than 2 acres.' from these minutes. Ralph seconded. All in favor. Ralph then made the motion to accept the minutes with the noted correction. Don seconded. All in favor. The minutes of 11/14/90 were approved with the amendment.

7:30 P.M. -- WARNED HEARING FOR COMMERCIAL STORAGE BUILDING: ROBERT BOCOCK, applicant, to be located adjacent to RT 100/Jersey Heights. Jean administered the sworn oath to Mr. Bocock and Mr. Gergely, who were present at this time.

Mr. Bocock presented plans for a proposed structure of 30' X 56', but since he applied he has had numerous requests for rental storage space for vehicles; boats; RV's; trucks, etc., therefore, he would like to have the opportunity to build the structure longer and somewhat higher than the application states and will he have to reapply.

Paul Trudell stated he would be abstaining from this Hearing as he drew plans for this project for Mr. Bocock.

After discussion, it was learned this proposed building would be located in the village of Morrisville, however, all accesses, etc., are located in the town. Mr. Bocock suggested that the Selectmen should consider changing the town/village lines in accordance with the lines Willard Sanders researched years ago, while there are still markers to go by that coincide with Mr. Sanders lines. These lines would be more feasible. Ralph stated that this project would be located in area of Village, zoned as "LDR" and should be examined and heard as an Expansion of a Conditional Use. After further discussion, Don made the motion to examine this Hearing under the Morristown's Town Regulations and the entire access to this property is in the Town and would be heard under AG/RR, Conditional Use/203.1 (b). Jean seconded. All in favor.

This project is located on a 9.89 acres, and meets all the set-back requirements as outlined. The inside ceiling would

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measure approximately 16' high; the building will be wood, covered with steel; structure to measure 30' X by not more than 200' long and not higher than 25' high; monard roof; one unit will be enclosed with over-head doors, the remainder will be open shed-type structure.

Jean made the motion to accept this application, with the conditions that the building/structure to measure 30' X by not more than 200' long and not higher than 25' high. Ralph seconded. All in favor.

FACTS OF FINDING: Based on and examined under Morristown's Town Regulations under AG/RR, Conditional Use/203.1 (b) this application was granted approval by the Board of Adjustment.

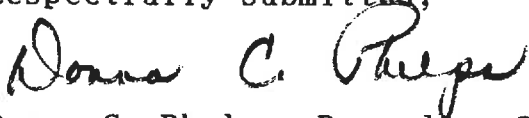
GENERAL DISCUSSION: Theresa inquired if a proposed Chinese Take-Out Restaurant to be located on RTS 15/100, the former Kountry Kitchen (by Nancy West) would have to come back in for a Conditional Use Permit; that one was issued for this property to be used for a similar restaurant at this location. This would not be until possibly 06/91. The consensus was to have applicant come and discuss plans with the Board.

Michael Caldwell - Court Case: Case to be dismissed 12/20/90 unless appellant submits request for hearing before that date, per court.

Dick & Laura Lou Towne came in to discuss informally the possibility of Green Mt. Sanitation operating from the Hearthstone building in the Industrial Park; this building is coming up for auction and inquired if BOA/PC permits would be required, prior to bidding on the property. It was the consensus of the Board by 'straw vote' this business would be allowed, but Gary Nolan suggested Towne's check over the Park By-Laws.

Gary made the motion to adjourn. Jean seconded. Ralph suggested drawing up procedures of BOA meeting for hand-out to applicants; that he would do this on his computer, if the Board agrees, which everyone thought was an excellent idea. The meeting adjourned at 8:45 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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