

MORRISTOWN BOARD OF ADJUSTMENT MEETING -- NOVEMBER 27, 1991

BOARD MEMBERS PRESENT: Gary Nolan, Chairman; Theresa Breault; Ida Mae Anderson; Rose Lambert & Paul Trudell. *Gloria*

BOARD MEMBERS ABSENT: Ralph Wiltshire

ZONING ADMINISTRATOR: Gloria Wing (Excused)

GUESTS: [SEE ATTACHED SHEET]

'91 DEC 2 11:29

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 11/13/91 meeting for omissions/corrections. Theresa moved to approve the minutes as presented. Paul seconded. Al in favor.

7:30 P.M. -- WARNED HEARING: STOWE CANOE, represented by Pisha Eliason, applying for approval of a Conditional Use at Miller's Chicken Barns. Jean administered the sworn oath to Ms. Eliason.

Ms. Eliason advised that storage is required for canoes that are not able to be shipped immediately, mostly in fall and winter months; that the maximum trips into the area during these months, would be 3 to 4 times a week; there will be no signs and the building will be padlocked; that occasionally, canoe(s) would be buffed on the premises, prior to shipping; that they are not set up for any type of manufacturing at this location.

Gary advised the BOA will not be making a decision on this application tonight; that each business will be studied and the Board would go into deliberative session for final determination.

GENERAL DISCUSSION: Jean then read a letter submitted by Heather Payne regarding her objection and concern reference Ray Couture's use of the rented property at Miller's Chicken Barns.

Steve Benson voiced his concern regarding Couture's burning of excess wood and waste materials and the mess surrounding the area Couture rents.

Jean then read a letter presented to the Board by Fred & Joan Kaiser, stating their concern and objection of Couture and Patnoe's use of the structure.

7:45 P.M. -- WARNED HEARING: GEORGE SPENCE applying for approval of a Conditional Use at Miller's Chicken Barns. Gary advised that Mr. Spence would not be in attendance at tonight's meeting; that he spoke with him at the Site Walk that was conducted at noon today; that he uses the rental space at Miller's Chicken Barn for storage of construction tools and as a stone fabricating shop and storage.

Kaisers voiced their concerns over the number of problems, fires; burglary, etc. that has occurred since these businesses have been in the area. Mr. Patnoe advised since last Friday's fire at Couture's, there has not been any outside burning; that Morrisville Fire Dept. requested they be advised if there is, as Couture has no

burning permit.

GENERAL DISCUSSION: The Board discussed the possible upcoming application regarding the red house on right, by the railroad tracks on Brooklyn Street; that after the first of the year, an application for office downstairs and apartment upstairs.

A deliberative session was scheduled for SUNDAY, DECEMBER 2, 1991 @ 6:30 P.M. at Theresa Breault's residence regarding applications by Stowe Canoe; George Spence; Raymond Couture and Marvin Patnoe and John Heuser.

8:00 P.M. -- WARNED HEARING: MARVIN PATNOE/FRANK WARNER applying for approval of a Conditional Use at Miller's Chicken Barns. Jean administered the sworn oath all concerned parties.

Mr. Patnoe advised they started out doing auto body and mechanical work, but since the fire accident, are now only doing mechanical, consisting of oil changes, brake work, etc.; that he is now storing oil in 5 gallon cans until he can make arrangements with Dick Godfrey for disposal of the used oil, who uses the used oil as fuel in his house furnace, which is designed to burn used oil, for heat.

That he has suspended all working relationships with Green Mountain Sanitation; that basically this business was Frank Warner's and he is spokesman for Warner who is still hospitalized from burns. That will do all phases of mechanics and repairs; nothing is being done outside. There is no more painting being done. The building is heated by wood and has one exhaust fan. There is no advertising, only word of mouth, and at this time, does not know what he will do with the used oil; that work has been very scarce and he, Patnoe, is the only one working; that if business was steady, would be working 8 to 10 hours a day, but presently he is working from 9:30 A.M. to 2 P.M., as he has three other jobs as a farm worker. There are no toilet facilities and hot water, other than the former egg room, which is rented to John Heuser.

Patnoe advised that some torch work had been done in the past on GMS equipment; that the torches were rented and returned after use.

Mr. Kaiser advised there are very stringent regulations in place by the State and Federal Gov't., regarding painting.

Gary advised this application would be examined individually in deliberative session.

GENERAL DISCUSSION: Steve Benson asked to speak informally with the Board regarding RR Godfrey's Gravel Pit and if there is anything the Board can do to control the erosion to his, Benson's property, as the result of sand and gravel being removed from the Godfrey Gravel Pit, which abuts his property; that Mac Miller, Sr. will eventually have the same problem of erosion; that his, Benson's property line is now gone due to erosion, from the time he

purchased this property five (5) years ago; that Godfrey has been removing the sand & gravel, causing damage to Benson's property. That the law states there be left a 'Lateral Support Line', to abutting property. Mr. Benson also advised the Board of Godfrey's Garbage; storage of three (3) old gasoline storage tanks; old culverts; an 'out-house'; empty septic tank; old tires and that he is now storing all of his paving equipment/machinery and trucks here for the winter and is a most unsuitable view of the area.

The meeting was adjourned at 8:50 P.M.

Respectfully Submitted,

Donna C. Phelps

Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp

Guests / Applicants - Print

BoA 11/27/91

	Name	Mailing Address
1	Pisha Elason	Stowe Canal St SS PO Box 207 Stowe
2	Mike Miller	RR 3 Town
3	Marion & Susan Pattee	RR Box 5440 Morrisville
4	Styla Benson	RR 3 Box 478 Morrisville
5	Jean E. Kaiser	RR 3 Box 2050 Morrisville
6	Fred A. Kaiser	" " " "
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