

MORRISTOWN BOARD OF ADJUSTMENT MINUTES
NOVEMBER 14, 1990

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

BOARD MEMBERS ABSENT: Jean Wickart & Michael Boudreau.

ZONING ADMINISTRATOR: Gloria Wing.

GUESTS/APPLICANTS: [Attached to Original Minutes.]

Theresa called the meeting to order at 7:30 P.M. and reviewed the minutes of 11/07/90 (Special Meeting). Don made the motion to approve the minutes as presented. Ralph seconded. All in favor.

7:30 P.M. -- APPEAL OF ZONING ADMINISTRATOR'S DECISION/DENIAL:
ROBERT PROVOST, Affordable Homes of VT, regarding permitted use of a Mobile Home Park. Z.A. Gloria Wing denied the application to allow 36 units on 72 acres, Section 203.4, AGR/RR zoned. Mr. Provost advised the housing would be similar to what he has already built in this area; they would be medium income affordable. The concept of this plan would meet all set-backs and requirements; would each have own drilled well and septic system. The structures would be approximately 24' X 40' and would be in the range of \$69,900.00 for house and lot. No lot would be less than 2 acres. There is acreage reserved for open space. Mr. Provost requested relief from the BOA to allow this concept as it meets the criteria, even though it does have a 'cluster concept', which in reality is a sub-division.

Theresa administered the sworn oath to all concerned parties.

Theresa advised that Mr. Provost will have to go through ACT 250 and the Planning Commission for approval.

Scott Wildman advised he felt the BOA should keep with requiring 2 acre lots per unit, as it gives the feeling of open space and that is the idea of country living.

Bob & Nancy Reed voiced their concerns regarding their water supply, with 36 units drawing from the area and also the discharge from the proposed project.

Bonnie Griswold stated she hoped the BOA would require 2 acres per unit; her only objection is with the density.

Walter Urie stated this would be creating a 'new village'; that 2 acre lots would be a more acceptable neighborhood.

Bob Jones asked how this concept can be affordable.

Mr. Provost stated this is the only financially feasible concept he can come up with and he has been 2 years trying to come up with an acceptable plan.

MORRISTOWN BOARD OF ADJUSTMENT MINUTES
NOVEMBER 14, 1990

Don made the motion to recess this hearing and go into a deliberative session. Ralph seconded. After a brief discussion, Theresa called the question. All in favor.

8:33 P.M. -- NORMAN COUTURE & RAYMOND COUTURE requesting an extension of a Conditional Use on Goeltz Road, off RT 100-S. Theresa advised this hearing would be heard under Section 203.1 and Section 305, addressing Home Industry.

Raymond advised he started a kindling wood business this past fall and is nearly done for this year; that he is requesting a temporary Permit for this business; that he starts cutting the slab-wood no earlier than 8:00 A.M. with a total of 5 hr. 24 minutes, maximum per week of chainsaw use.

Andrew Gergley strongly voiced his opposition to this project, stating this operation was started last winter, not just this fall; that the area is unsightly and the chainsaw is in operation considerably more than the above stated time. That this will totally change the neighborhood.

Paul Trudell advised his feeling is this is a manufacturing business.

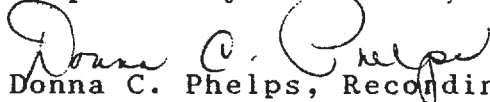
Raymond advised he has five to six men working for him; that three or less work in his kindling business; the remaining men work with him delivering his cord wood. That he has been working on cleaning up around the area.

Ralph made a motion to go into deliberative session. Gary seconded. All in favor.

GENERAL DISCUSSION: Theresa advised that Mr. Caldwell is scheduled for Court Hearing on 11/20/90; that Gloria will represent the Town.

Don made the motion to adjourn at 9:07 P.M. Gary seconded. All in favor.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp