

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

BOARD MEMBERS ABSENT: Jean Wickart (Excused)

'91 NOV 19 15:22

ZONING ADMINISTRATOR: Gloria Wing

GUESTS: [SEE ATTACHED SHEET]

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 10/23/91 meeting for omissions/corrections. Theresa moved to accept the minutes as presented. Ralph seconded. All in favor.

7:30 P.M. -- WARNED HEARING/VARIANCE REQUEST FOR SIDE SET-BACK:
ADRIAN WEST, to place and restore an antique building on South Street. Theresa administered the sworn oath to Mr. West. Mr. West advised that he obtained this building which is 12' X 12', previously located across from the Farm Resort; that it was originally the earliest gas station in Morrisville, being Palmers on Brooklyn Street. That he plans to restore this to its original appearance on the exterior, with unworkable pumps; signs and antique lights and lettering and use it for storage. That Bob and Julie Bourne, adjoining property owners have no objections to his proposed plans and have presented a letter to the BOA stating same. That his reasons for placing this structure in the corner necessitating a variance of 8' to be approved by the BOA, is that in the future he plans to construct a 28' X 41' garage.

Theresa moved to grant the variance of 8'. Ida Mae seconded. All in favor. So granted.

FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, ARTICLE II, Section 224 & 224.1, zoned HDR, and there being no objection by the adjoining property owners, this application was granted approval.

7:40 P.M. -- GENERAL DISCUSSION/BILL RILEY, representing Lamoille Valley Broadcasting briefly discussed the appeal of the BOA's discision.

7:45 P.M. -- WARNED HEARING/VARIANCE REQUEST FOR SIDE SET-BACK:
RICHARD 'Buckwheat' LOWE, presenting an application to allow the construction of an office at his Green Mountain Landscaping business, located on RT 100-S in the Town of Morristown, VT. Theresa administered the sworn oath to Mr. Lowe. Gloria advised that the BOA should be reminded that Mr. Lowe was previously granted approval to construct an office on the back of property, but now wants to construct on the side.

Mr. Lowe advised the office would measure 12' X 26' and would be on a slab; located between his building and Allen Foss'; that it will not be visible and there is a hedge that screens the area. Gloria advised that Allen Foss has no objections to Mr. Lowe's plans.

Mr. Lowe presented his plans and advised he would need an 8' side set-back variance.

Ralph made the motion to approve this application as presented. Theresa seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 202.5 - VARIANCE, this application was granted approval by the Board as there was no objection by the adjoining property owner.

GENERAL DISCUSSION: MAC MILLER'S CHICKEN BARNS. Gloria advised that Mr. Miller had an emergency and had prior to the meeting dropped his plans off to her, but would be unable to attend.

Ralph questioned the plans, advising there is an existing barn that has numerous cars and junk around it that does not appear on the plans presented; that he believes Mr. Miller should come before the BOA to discuss this matter, prior to a decision being made.

8:08 P.M. -- WARNED HEARING/CONDITIONAL USE: RAY COUTURE was present seeking approval of a kindling wood business, being operated as Green Mountain - Vermont Kindling. Theresa administered the sworn oath to all concerned parties.

Ray Couture presented a written history of the business and his future plans; that he leases the two barns; that he has been burning waste products for the past two weeks, but after tomorrow there will be no more burning, as it will be used to heat the kiln. He advised that he will be storing his supply products between the two buildings and will plant a hedge across the open space to screen the storage; that he has a 25' X 100' paved pad, consisting of 3-1/2" of asphalt, across the end of the buildings. That the power house, houses a generator. Mr. Couture advised he will also be selling sawdust, in at least two different forms, which will sold out of state. One building will be used partially for the storage of the sawdust; that he has constructed an office; that he has cleaned up area between his building an Stowe Canoe. That his plans also show parking and he has requested the Town to erect signs "Trucks Entering" to safety reasons. That he plans to increase his operation to eventually include 20 employees in the next few years and will be dealing in nine (9) different products.

Ralph asked if the existing driveway will be eliminated. Ray indicated trucks would drive in and back around to unload and then drive out.

Paul asked if the proposed driveway would have a grassed area. Ray advised Mr. Miller will be installing the driveway and there is not room enough to have a grassed area in this location. Paul advised he wants a defined entrance to the area with barriers.

Ralph made the motion that at the termination of this hearing to

conduct a Site Walk of the area. Paul seconded. Gary advised the Site Walk should consist of the entire area and then evaluate the plans.

Joan Kaiser asked why he had spent so much money when a permit had not been granted. Ray advised because this business is seasonal and needed to proceed with the business.

Joan then advised it was Jean Wickart's understanding there was not to be any additional construction of buildings, but there has been a structure indicated to be the 'Power House'. Ray advised this is to shelter and protect the power source from being vandalized, etc.

Joan then asked if there was not to be an increase in traffic due to this use, why the need for the traffic signs. Ray advised he requested them himself as he had always felt this corner was dangerous and should have had signs when the chicken business operated. The question of smoke from the kiln was raised and Norman Couture advised there would be a minimum of smoke when the fire was first started in the A.M., but after, it would burn so hot, the smoke would most likely not even be noticeable; that the exhaust is moist air.

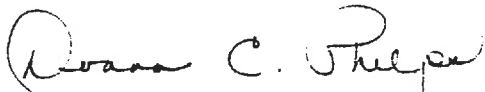
Fred Kaiser voiced his concern that this area is zoned AG/RR, but this business is COMMERCIAL, as are the other proposed uses, and is afraid this area will turn into an Industrial Park. That he has no objection to Mr. Couture's plans, but is concerned of the future of the area.

After discussion ended. Ralph moved the question. All BOA members present voted in favor, advising they would set a date and time for the Site Walk on NOVEMBER 27, 1991 @ NOON. Gloria will notify all concerned.

Gary advised that he has spoken with Gerry Audy and he will have his trees planted by the weekend; that he plans to plant them in clumps of three each, which Gary believes will be better.

Ralph then made the motion to adjourn at 9:10 P.M. Paul seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp

Guests / Applicants - Print
BOA - 11/13/91

Name:

Mailing Address:

1. Richard Gaffney P.O. Box 950 - Morrisville
2. Joanne Gaffney P.O. Box 982 - "
3. Joan E Kauer BOX 2050 "
4. Fred Kauer " "
5. Mc Donald Miller, (Aunt) RD #3 Box 2040 Milville, Vt.
6. Adrian West P.O. Box 725, Milville, Vt
7. Richard Lowe P.O. Box 307 Milville, Vt
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