

MORRISTOWN BOARD OF ADJUSTMENT

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Minutes of November 09, 1995

Members Present: Gary Nolan, Theresa Breault, Ida Mae Anderson, Ralph Wiltshire, and Francis Willey.

Members Absent: Jean Wickart, Paul Trudell, and Keith Thompson.

Guest: see list attached

The meeting was called to order at 7:42 p.m. by Gary Nolan, Chairman.

The minutes of October 12, 1995 were approved as written.

WARNED HEARING, NORMAN AND GRACE MENARD, CONDITIONAL USE

Gary opened the hearing and gave an overview of the application. The Application is to be reviewed under Sections 260 Mixed Mercantile/Residential District, 263.g Public Offices and Facilities, 450 Parking, and 630 conditional Use.

Gloria Wing gave an overview of the proposed project, the applicants wishes to convert a dwelling into a office building, 8 offices, four on each floor, for a total of 2,500 square feet. There will be twelve parking spaces. The Vermont Council of Humanities will occupy the entire building. The application was unanimously approved with conditions.

WARNED HEARING, MONTE AND SHIRLEY MASON, CONDITIONAL USE.

Gary opened the recessed hearing for the Mason's. The Board reviewed letters submitted by the applicant and his neighbor. The building will be sided and painted to match the Mason dwelling. The Board approved the variance request with conditions.

WARNED HEARING, CUSSON'S BAKERY, CONDITIONAL USE

Gary opened the hearing and gave an overview of the application. The Application is to be reviewed under Sections 210 Commercial District, 213.a Retail & Wholesale Delivery of Goods and Services, 450 Parking, and 630 Conditional Use.

Alan Cusson gave an overview of the proposed project, the applicant wishes to construct a drive up window for the bakery. The project will consist of a 8' X 20' addition. The drive up window will be open from 6:00 am. to 10:00 am. The applicant estimates that approximately 35 people per day will use the drive up window.

The Board raised question if the 51' turning radius presented was adequate.

The applicant stated that he felt it was adequate and that the area behind the addition would add another 8' if need to make the "U" turn.

The application was approved with conditions.

Other Business:

The Board reviewed the request of the Bourne's, Inc. for additional time to complete the conditions of permit 94-177 as they did not understand the conditions. The Board denied the request for additional time and feels that the conditions were on permit 94-177 were very clear.

Ken informed the Board the Bourne's, Inc. have reapplied for a permit for the storage of empty propane tanks. The Board wishes for Ken to make it clear to the applicant that all information required is to be at least one prior to hearing or their hearings will be canceled.

Goss Tire requested the Board consider a variance to allow them to take their pre-existing small lot and divide it into two smaller lot so that they could sell off the convenience store. The Board said nothing had change since their last request and the Board can not consider a variance to make a non conforming use more non conforming.

The Hearing was adjourned at 9:22 pm.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.