

Mr. Sheahan advised he believed that their proposed plans would enhance the area and would be most beneficial in helping to solve a major portion of the water run-off in this area.

They would like to start construction in the Spring, '93 and have everything completed no later than August 1, 1993.

The BOA members were polled for their opinion and the four (4) members present were in favor of allowing this project, advising it would be most beneficial to the Town, recommending Mr. Sheahan to proceed with his applications with Gloria for Warned Hearings.

8:05 P.M. -- GERRY SUTTON came before the Board for an Informal Discussion regarding his proposed plans to construct a 14' X 30' Green House on the right side of his property beside Bournes. The Board advised that they did a Site-Walk of the property a couple of weeks ago when they were doing numerous others; that the BOA has received complaints about the unsightly surroundings and requested that it be cleaned up. Gerry advised he has been cleaning up the area and will continue to do so, agreeing it was a mess.

Gary advised that according to Gerry's plans, this would be a permitted use and to see Gloria for a Permit, but the Board would request that he police the area better from now on. The Board requested that the Permit include the Condition that the Permit be for a Temporary structure which would be completely disassembled and removed no later than JULY 1, OF EACH YEAR. Gerry agreed to do so.

GENERAL DISCUSSION: The Board did a Site-Walk on 10/18/92 of the proposed plans of Dr. Balu for offices on RT 100-S, advising this was approved and Jean Wickart took minutes of this meeting/site-walk. After this, they did a Site-Walk of the Robert Davis property by Ryder Brook; advising it is a mess and is definitely a junk yard; that even though this may have been 'grandfathered', the BOA feels that it has grown considerably from that point; that Mr. Davis should be required to put up screening around the area.

Gloria advised that Debbie Mason, Acting Chairman of the Planning Commission will be attending the next BOA meeting at 7:45 P.M. to address the Town & Village Plans.

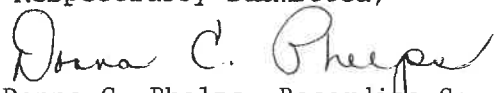
Theresa discussed the 'neighborhood meetings' and concerns.

Gary read a letter received regarding the Pilot Project conducted on the Contaminated Soils in Percy's Gravel Pit in Morrisville; that the samples show the soils are at acceptable levels now. This project started a couple of months ago and usually takes a year or more.

The Board discussed possible ways of dealing with 'yard/lawn/garage' sales and signs and will continue to address this problem.

The meeting was adjourned at 9:18 P.M.

Respectfully Submitted,

  
Donna C. Phelps, Recording Secretary  
Morristown Board of Adjustment

Gloria

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES  
OCTOBER 28, 1992

BOARD MEMBERS PRESENT: Chairman Gary Nolan; Rose Lambert; Ida Mae Anderson; Theresa Breault.

BOARD MEMBERS ABSENT: Jean Wickart & Ralph Wiltshire - Excused; Paul Trudell didn't show up for meeting.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: Terry Sheahan of Goss Tire; Gerry Sutton.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of 10/14/92 for amendments/corrections. Theresa moved to accept the minutes as printed; Ida Mae seconded. Gary advised there are three (3) corrections to be made.

#1: Barbour Hearing should read that the 'sign would be placed on the roof';

#2: Re: Barbour's FACTS OF FINDING, this was not unanimously approved; that Paul Trudell opposed the approval. It was approved with a 4-1 vote;

#3: Page 3: 3rd paragraph, (Parker) that the Home Occupation is being conducted inside the garage, not the barn.

Theresa moved to approve the minutes as amended; Ida Mae seconded. So approved with the changes.

7:32 P.M. -- INFORMAL DISCUSSION: TERRY SHEAHAN, Co-Owner of Goss Tire, located at the junction of RTS 15/100, advised that he is currently leasing the property from Food & Gas of Burlington, VT; that he is considering purchasing part of the property if he and Goss Tire could obtain the BOA's approval of a Sub-Division Variance to divide the present 0.94 acre lot. Mr. Sheahan presented a plat of the original plans, which he advised were probably 15 years old, but that he would provide an up-dated plat if he received encouragement from the Board tonight regarding their proposed plans. That the present building is an eyesore and in total disrepair and it would not be feasible to repair the building.

Mr. Sheahan advised that they would purchase approximately 50-60% of the property for Goss Tire; that Mr. Bray would own the Mini-Mart property and would enhance the appearance of same, with a new entrance to the building, relocating the gas pumps and landscaping and shrubbery. That Goss Tire would demolish the present building in phases, in order to continue to operate while under construction; that the proposed building would be 50' X 110' and would be constructed to meet all the set-back requirements; the building would be set back from RT 15 further than the present building; that the traffic flow would be changed as well as the curb cuts onto RT 15 for safety purposes; that Goss Tire and the Mini-Mart would share parking space; there would be a 'green area' in front with shrubbery. Mr. Sheahan presented photos of other Goss Tire buildings, advising this proposed site would look basically the same as their other locations, consisting of five (5) bays and a show-room in the front.

Mr. Sheahan advised there is a major problem with drainage in this area and they would like to make the improvements to alleviate the run-off; that he would be working with Bill Moulton as per Bill's recommendations; that the cost of this would be paid for by Goss Tire; that they would also like to consider constructing a retaining wall on the back property line if this were allowed.