

MORRISTOWN BOARD OF ADJUSTMENT MINUTES
OCTOBER 24, 1990

BOARD MEMBERS PRESENT: Theresa Breault, Chair; Jean Wickart, Rose Lambert; Paul Trudell; Ralph Wiltshire; Gary Nolan.

BOARD MEMBERS ABSENT: Michael Boudreau.

GUESTS/APPLICANTS: See attached list.

The meeting was called to order at 7:35 PM by Chair Theresa Breault. The minutes from 10/10 were reviewed. Jean moved to accept the minutes as written, Ralph seconded, motion passed.

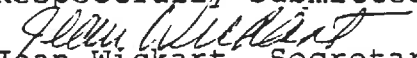
WARNED HEARING: AFFORDABLE HOMES OF VERMONT, ROBERT PROVOST. Provost was present to appeal the decision of the Zoning Administrator (ZA). ZA had denied the application for a 64 unit mobile home park on 66 acres on Fitzgerald Rd, zoned RR/AGR. based on Sec. 203.1 of the Morristown Zoning Bylaws, requiring a minimum of two acres for a single family residence. Twenty four guests were present. Those to testify were sworn in by Jean. Provost presented a site plan for the project and explained the history and future plans for usage of the 86 acres purchased in 1989. Eight lots were subdivided last year and four homes have been built on these lots at this time. The remaining acreage would be used for the 64 units. The homes would be manufactured homes, privately owned on land leased from Affordable Homes of Vermont. 53% of these remaining acres would be open land. He has presented this plan to the Planning Commission for a pre-application for subdivision review and application was not accepted. He reviewed opinions from the AG's office, dated 1978, regarding mobile home parks in municipalities without these regulations. Representatives from Citizens for Responsible Growth (CRG) presented concerns about water pollution, soils for septic, impacts on schools and infrastructure. CRG attorney reviewed the statutes dealing with mobile home parks. Provost discussed phasing of the project. After completion of discussion, Gary made the motion to close the hearing for deliberative session, seconded by Jean, motion passed.

Meeting adjourned at 8:55 PM.

9:25 PM DELIBERATIVE SESSION APPEAL, AFFORDABLE HOMES OF VERMONT, ROBERT PROVOST Testimony and Morristown Zoning Regulations were reviewed. Sec. 203.1 requires two (2) acres for a single family dwelling. Sec. 307 states that "Mobile homes shall be treated as single family residences for the purposes of these bylaws ...". After discussion, Ralph made the motion to approve the 64 unit mobile home park on 66 acres, seconded by Rose. Motion was defeated by unanimous vote of members. Deliberative session adjourned at 9:48 PM.

FACTS OF FINDINGS: This appeal was examined under VSA, Sec 4464 and Sec. 4467, and Morristown Zoning Regulations, Sec. 203.1 and Sec. 307. Appeal of the Zoning Administrator's decision was denied.

Respectfully Submitted,


Jean Wickart, Secretary

10/24/90

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