MORRISTOWN BOARD OF ADJUSTMENT MINUTES
OCTOBER 14, 1992

MEMBERS PRESENT: Gary Nolan, Chairman; Theresa Breault; Jean Wickart; Ida Mae Anderson; Ralph Wiltshire and Paul Trudell.

MEMBER ABSENT: Rose Lambert

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: Dr. Sarayu Balu and Jane Barbour.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of 09/23/92 for amendments/ corrections. Theresa made the motion to accept the minutes as printed. Ralph seconded. All in favor. So accepted.

7:30 P.M. -- DR. SARAYU BALU/CONDITIONAL USE APPLICATION. Dr. Balu was administered the sworn oath by Jean Wickart. Dr. Balu presented proposed plans of which is considering purchasing the former W. Michael & Joanne Hill residence, located on RT 100-South. Dr. Balu advised she would have her offices downstairs and initially use the upstairs for a secondary residence; that at some time in the future she would like to convert the upstairs to another professional for offices, who would have light traffic in and out of the access to the property. She would have a small sign, less than ten (10) sq. ft., which would be lighted from the top, on a timer, and would be shut off at the end of office hours. She advised she had enough room to park at least twenty (20) cars and her initial plans were to apply to the State for a second access off of RT 100 and have a circular drive to the property. Gary advised that he was quite sure the State would deny a second access to the same property in this area; he then suggested widening the present driveway and make a "T" to turn around. She agreed this would be better and less expensive to do.

Gary advised this would be examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 283 (b), RR/A, Page 8.

After discussion, Ralph moved to recess the hearing for a Site-Walk on Sunday, 10/18/92 at 09:00 hours. Theresa seconded. All in favor. Ralph requested that Dr. Balu have her plans drawn to scale at the time of the site-walk, which she agreed to do and asked if she would be able to get the Board's decision at the time of the site-walk and was advised 'yes'.

7:50 P.M. -- JANE BARBOUR/BARBOUR REALTY--SIGN SIZE VARIANCE. Jean administered the sworn oath to Jane Barbour. Jane presented her plans for a sign designed by Dennis Clancy of 'Great Big Graphics' that would measure 18'-6" long X 2' high, which would be placed roof, approximately one- to-two feet up from eaves; this would be a lighted, wooden sign, with the lighting on a timer; the colors would be beige background with green lettering,

with the outline of a house in black on the left of the sign. The lettering would read "Barbour Real Estate, Inc.", which would face Hutchins Street; that after 8 years, no one knows where their office is located. Paul Trudell voiced his opposition to the size of the sign.

Jean made the motion that this lighted sign application be approved for a Variance with the condition that the sign lights be off by 11:00 P.M. each night. Theresa seconded. Paul opposed. There were four (4) votes in the affirmative. Motion passed.

FACTS OF FINDING: Based on and examined under Signs/Variance of Size, ARTICLE VI, Section 635.6, this application was unanimously voted to grant approval for a sign to measure 18'-6" long X 2' high, which would be placed roof, approximately one- to-two feet up from eaves; this would be a lighted, wooden sign, with the lighting on a timer; the colors would be beige background with green lettering, with the outline of a house in black on the left of the sign. The lettering would read "Barbour Real Estate, Inc.", with the condition that the lights would be shut off no later than 11:00 P.M. each evening. There were no objections by the adjacent property owners to this application.

8:04 P.M. -- **GENERAL DISCUSSION:** Gloria advised that she has been working with Virginia Cheung regarding the former "Church in the Mountains" property; that Mrs. Cheung was up here the week before the last BOA meeting and was appalled at the condition of the property; that she has gotten the care-taker, Sonny Grimes to clean up the property and the majority is cleaned up, plus she has evicted some of the tenants.

Gerry Sutton approached her regarding asking for a permit to have a 14' X 36' green-house, with a permanent frame, but would remove the plastic from the frame in the winter; this would be in the front of his house and he would sell flowers.

Theresa recommended the Board conduct a Site-Walk of the Sutton property after Dr. Balu's site-walk. All agreed.

Gloria advised that Alberta Draper would like to add another apartment to her property on Maple Street; there are three (3) apartments there now; there is enough footage there for another lot. The BOA agreed that the Lamoille Housing Partnerships for Senior Citizens are interested in developing for the elderly and might be able to address this matter.

George & Lisa Stewart came before the BOA to informally discuss the problems and the junk-yard that Robert Davis has in front of their house; they moved there in 1987 and the day after they moved in, he started this junk-yard. They presented photos of the property before, during and after the construction of their residence; that since they have complained about his operation,

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etc., they have suffered harassment and vandalism. If the BOA is not effective in getting the mess cleaned up, could they make him construct a very high fence to block the view of this mess.

The BOA will conduct a Site-Walk of the property on 10/18/92 after Dr. Balu's and prior to Sutton's site-walk.

The board reviewed the letter from Attorney Frederick Emigh, regarding the Parker/Van de Kamp issue on Randolph Road. Gary advised that as the permit was for a Home Occupation, which is being conducted inside the barn, the BOA has no authority over this.

Jean made the motion to adjourn the meeting at 8:50 P.M. Theresa seconded. All in favor.

Respectfully Submitted,

Donna C. Phelps

Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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