

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

October 13, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Gary Nolan, Ron Stancliff & Jean Wickart

Members Absent: Paul Trudell & Chris Wiltshire

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: As noted within each agenda item

Chair Nolan called the meeting to order at 7:30 PM. The Board decided to table approval of the August 25th meeting minutes. Member Breault moved to approve the September 8, 2011 meeting minutes. The motion was affirmed by a vote of 4-0-2, with Members Allen & Stancliff abstaining. Later in the meeting, Member Allen moved to approve the July 28, 2011 meeting minutes. The motion was affirmed by a vote of 4-0-2, with Members Irwin & Nolan abstaining.

WARNED HEARING: CDL, 559 Harrel St, §630 CU for Change of Use (Retail)

ZA Thomas introduced the application of CDL USA for a change of use via a §630 Conditional Use allowance by adding additional conditional uses to the existing building on parcel 22-036, which is located at 559 Harrel Street in the §230 Industrial zoning district. ZA Thomas said that the application was advertised to add uses: Commercial Use, Direct Sale of Goods Produced On-Site, Manufacturing, Warehouse and Storage Facility & Wholesale Distribution to the existing Light Industry use previously permitted for the parcel. He added that there would be no footprint expansion of the building with this application. Damel LaLanne, representing the applicant, said that CDL would be renting 5,000sf of the existing building for the storage, production and retail sale of maple sugaring equipment. He said that 20% of the space would be devoted to the retail showroom and that he hoped to be open by November 4th. ZA Thomas added that the retail component of the application was the only reason that a hearing was required, as the previous permit for the site (2003-018) required that any change of use receive full review from the Board. Upon a question from Chair Nolan, ZA Thomas said that the retail component of the proposed business would fall under Commercial Use. Member Breault asked about the hours of operation. Messier LaLanne said that the hours would be from 8:00 A.M. to 4:30 P.M. on weekdays, with the same hours on Saturday during sugaring season. Member Irwin asked about lighting. Messier LaLanne said that he was not proposing any additional lighting at this time. Member Breault asked Messier LaLanne to speak to ZA Thomas if he planned on adding signage or lighting in the future. Member Stancliff moved to accept the application with the standard conditions, including lighting. The motion was affirmed by a vote of 6-0.

The meeting adjourned at approximately 7:45 P.M.
Respectfully submitted by Todd Thomas, ZA