

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
October 13, 1993

BOARD MEMBERS PRESENT: Chairman Gary Nolan; Ralph Wiltshire; Ida Mae Anderson; Rose Lambert and Paul Trudell.

BOARD MEMBERS ABSENT: Theresa Breault and Jean Wickart (Excused).

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: Jane Barbour; Doug Field, Norman Nepveu; Bill Nolin and Jim Silver.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of 09/22/93 for amendments/corrections. Ralph moved to accept the minutes as printed. Ida Mae seconded. Gary advised regarding the Keiffer Hearing, 3rd paragraph, the double negative should be removed, to read: "but occasionally he would not be out of the office until 8:30 or 9:00 P.M." All voted in favor of accepting the minutes with this correction.

7:30 P.M. -- NATHAN & JANE BARBOUR, dba/Barbour Real Estate application. Jane came before the BOA requesting the Board's approval for a Side & Rear-Setback Variance to construct a 20' X 60' addition to their present office building located on the corner of Pleasant & Hutchins Street, in an area zoned 'Central Business District'. Ken administered the sworn oath to all concerned parties.

Jane presented a letter from Talord's Tavern, the adjoining business, which stated Mr. Raymond Valcich, owner/manager did not object to Barbour's plans, which will require a 6' side-setback variance and a 15' rear set-back variance, per plans presented.

Doug Field, former adjoining property owner and representing Terry Judkins, voiced his concerns regarding the right-of-way between Barbour's Realty and Talords Tavern and the adjacent apartment building is being infringed on; that they want to keep this ROW; that after Talord's fire, they rebuilt 6' wider than the previous building and with the handicap-ramp vehicles are unable to get through the laid out ROW. After discussion, Rose moved to conduct a Sit-Walk of the properties in question on Saturday, 10/23/93 @ 08:00 A.M. Ralph seconded. This hearing was recessed until that time. Gary advised he would accept testimony pertaining to this Hearing up to and through the Site-Walk, at which time the BOA will go into a Deliberative Session on 11/10/93 to make a decision based on Village of Morrisville's Zoning By-Laws, Pages 2 & 3, Section 210--215.5.

8:15 P.M. -- BILL NOLIN & JIM SILVER, CONDITIONAL USE APPLICATION for a Used Car Business, to be located at Gladstone Barn, RT 100-S. Ken administered the sworn oath to all concerned parties.

Nolin and Silver advised they are two of the three owners of this property now; that they would like to sell used imported cars, starting out with only a few and eventually offering up to 8 vehicles on the lot. This lot consists of 1.9 acres. They would not be changing the exterior of the building except for installing a garage door in the rear. Three apartments would continue to exist, with the car shop being located in the rear; they would only service the cars they sell. Proposed business hours would eventually be 9:00 A.M. to 5 P.M., six (6) days a week; they would have a small 5' X 2' un-lighted sign. They plan to install a

motion detector light for the tenants and customers.

Gary advised this area is zoned RR/AG, Conditional Uses and would be heard under Section 283.b, Page 8, Town of Morristown's Zoning By-Laws.

Planning Commission member, Norman Nepveu was in attendance and advised that in preparing the proposed By-Law changes, the residences in this area do not want any more businesses allowed along RT 100-S, than is already in place.

After further discussion, it was agreed to do a Site-Walk of the property following the Barbour Site-Walk; this hearing was recessed until 10/23/93 at 09:00 A.M. and then the BOA would go into a Deliberative Session on 11/10/93.

GENERAL BUSINESS: Ken advised the BOA that the appeal regarding the construction of a garage by Shareen Crossman, by Sanborn/Emmons has been negotiated and settled to everyone's satisfaction.

Ralph advised that it has been brought to his attention and he has been monitoring the vehicles for sale at the former Lowe Farm on RT 100-S, that this matter should be curtailed.

Ken advised that as of July 1, 1994, the Zoning Administrator's office will be permanently located at the Town Clerk's office; that the Public Safety Building will no longer be used for public meetings and use.

Ken said it has been brought to his attention that a Commercial pilot for American Airlines is considering purchasing the Larry Jordan residence located adjacent to the airport; that he wishes to removed the garage and build a hanger for a small plane for his personal use when he is off-duty. That a lot of residences adjacent to airport allow this in other parts of the county and possibly would enhance the properties that border the airport by allowing this.

Ida Mae made the motion to adjourn; Rose seconded. All in favor. The meeting was adjourned at 9:10 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp