

Gloria

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MORRISTOWN BOARD OF ADJUSTMENT MEETING -- OCTOBER 9, 1991

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

BOARD MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: Gloria Wing

GUESTS: J. Scott & Sheryl Tucker and John Heuser.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 09/25/91 meeting for omissions/corrections. Gary advised there was information he would like inserted in the minutes pertaining to the Lee Zachery hearing to have on record, regarding comments from David Bothfeld, as follows:

David Bothfeld advised that Zachery's will be inheriting a run-off problem which starts in the area of the Charlmont, where water comes down, 'goes around Zachery's property and continues down the side of RT 100 and washes out Bailey House Floral's driveway.' The water does not originate here and previously was a garden area.

Mr. Ingram advised that Mr. Zachery was interested in saving the existing trees on the property, but would also want to prevent flooding, 'and is sure if any ponding should occur in the parking area that he will alleviate this problem in some prudent engineering manner.'

Theresa moved to accept the minutes with the changes indicated regarding the water problem. Jean seconded. All in favor.

7:33 P.M.--WARNED HEARING FOR A SET-BACK VARIANCE: J. SCOTT & SHERYL TUCKER of RT 12, Morrisville, VT were in attendance seeking a variance of a side-setback. Jean administered the sworn oath. Mr. Tucker advised that his plans are to construct a two-car garage measuring 24' X 24' adjacent to his residence; that he has discussed his plans with Thelma Ward, the adjoining property owner and has a nice letter from Mrs. Ward, stating she has no objection and the BOA has her permission to grant the approval of the 3' Variance requested.

Ralph made the motion to approve the 3' Side Set-Back Variance. Theresa seconded. All in favor. So moved.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 202.5 - Variance, and there being no objection from the adjoining property owner, the requested 3' set-back variance was granted approval.

GENERAL DISCUSSION: Gloria discussed the use of Miller's chicken barns; that she has received concerns in the past month or two regarding the use of these buildings; that at least four of the buildings are being used for Commercial Use; Ray Couture is basing his kindling wood operation here and there is a mess on the

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exterior from this; that GMS is using a building to repair their dumpsters inside; that Stowe Canoe is storing canoes in one of the buildings and have this past summer; that John Heuser is coming before the BOA this evening for an Informal discussion regarding plans to operate a wood-working operation. That there is adequate parking and believes the buildings should be used for something but Owner and/or Applicants should come before the Board and obtain permits for same.

Real Perras was granted a permit in June, 1989 for a "Home Industry" for a only one (1) year; that he should come back in. The permit was for repair business only; Theresa advised there is an Ad in the Transcript for Perras Bros. Excavation. Gloria was requested to write a letter to Real Perras requesting he come back before the Board. Gary advised that due to permit having lapsed over a year ago, he would have to submit a new application.

Gloria reminded the BOA members of the Public Hearing being held on OCTOBER 14, 1991 @ 6:30 P.M. (MONDAY) in the Public Safety Building regarding the TOWN OF MORRISTOWN ZONING BY-LAW AMENDMENTS/CHANGES AND SUB-DIVISION REGULATIONS. Please try to attend.

INFORMAL DISCUSSION: JOHN HEUSER came before the Board to discuss his plans to operate working working shop in 1/2 of the egg processing plant. That presently this would be a one-man operation and at some point, he might take on a partner; this would not be open to the public; that he manufactures for four (4) wholesale customers and doesn't even believe anyone would even notice his business there; that he only wants a small inconspicuous sign over the doorway.

He would be making canoe paddles for Stowe Canoe; and in the future plans to make book-holders and a small folding chair and do small furniture repair jobs. He is sensitive to the environmental aspect and the finishes are the worst part of the project. That he tries to use water-borne products whenever possible.

This will cause almost no increase in traffic in the area and he will use the scrap wood and sawdust to heat the shop; there is a toilet and sink in the building with a septic system to serve this building; the shop will be 40' X 50' or approximately 1,000 sq. ft., using part of another bar for the cold storage of his lumber.

Mr. Heuser stressed the fact that he is not affiliated in any way with the kindling wood operation. It was suggested he contact Bruce Martin, Fire Warden of the State Dept. of Labor & Industry to ascertain if permits would be required by Labor & Industry.

Gloria advised he was here to discuss this proposed project with the BOA and inquire if he should pursue this. An informal poll of the board was favorable, with the consensus that this was formerly used commercially for years as a egg manufacturing operation (AG).

Mr. Heuser advised that George Spence is using the other half of this building to store tiles in. Mr. Heuser has a WARNED HEARING

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schedule for 10/23/91 at 8:00 P.M.

Gloria will contact Mac Miller and ask him to come in on 10/23/91 at 7 P.M. to discuss the use of these buildings and prepare a rough site-plan of the area.

The meeting was adjourned and the BOA went into deliberative session at 8:30 P.M.

Respectfully Submitted,

Donna C. Phelps

Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp

11/13 Not on tape
? tape defective / ? machine
SM

