

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- SEPT. 22, 1988

BOARD MEMBERS PRESENT: Rose Lambert; Jean Wickart; Don Anderson; Julie Bourne; Michael Boudreau; Theresa Breault; Roy Marble and Paul Nesky.

BOARD MEMBERS ABSENT: Mac Miller

ZONING ADMINISTRATOR: GLORIA WING

GUESTS PRESENT: [See attached list].

The meeting was called to order at 7:11 P.M. by Chairman Paul Nesky, who reviewed the minutes of the 09/07/88 meeting for omissions/corrections. Don made the motion to act on the minutes later in the meeting as he had a question. Jean seconded. All in favor.

7:12 P.M. - WARNED HEARING FOR VARIANCE/ADRIAN WEST representing "Jack's Body Shop" located near the Jct. of RTS 15/100 was present seeking approval of a sign exceeding the allowed 10 sq. ft. Mr. West advised that since they have removed some trees, the building is visible and they would like to put erect signage on the side of the building "JACK'S" as he has most of the letters which were on the Ben Franklin store. The letters are 4' X 4' sq. and would be a total of 80 sq. ft., located on the building just below the roof-line. These would be lighted during the evening/night hours; they would not be flashing lights. Mr. West presented photographs of proposed building and the letters as they were on the former Ben Franklin Store.

Don made the motion to grant approval of the Variance of signage totaling 80 sq. ft. Theresa seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 309, Signs, Page 13, this application was granted approval for a Variance to allow sign to measure 80 sq. ft.

7:18 P.M. -- WARNED HEARING/EDMOND YADOW was in attendance seeking approval to allow a sub-division on the 'Old Hicks Property'; the lots are located in the back in the meadow area, consisting of 6 acres with a 50' right-of-way to the back lot. Mr. Yadow presented blue-prints of his plans. Adjacent property owners, Win and Barbara Adams examined the plans and discussed same with Mr. Yadow. Mr. Adams advised he was satisfied with the plans and as long as he used any existing gravel to improve these proposed lots, he didn't mind, but he would object if any of the gravel was hauled away for any other purpose. Mr. Yadow advised a sewage system would be on one lot that would serve all lots. There will be a 400' private driveway to serve these developed lots and he will not ask the Town to take the road over.

Roy advised that he was abstaining from this Hearing as he had been working with Mr. Yadow on this project.

Don made the motion to approve this sub-division. Theresa seconded. After a brief discussion, Don made the motion to amend his motion to read that Mr. Yadow include a covenant in the deeds that restricts the road from ever becoming a Town Road. Theresa seconded. All in favor, with

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Roy abstaining from voting.

FACTS OF FINDING: This application was based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.1-RR, Page 3, Development of Lots without required 90' of frontage on a Public Road; and ARTICLE III, General Provisions, Section 301.2 and granted approval by the Board.

7:40 P.M. -- WARNED HEARING/ALLEN & TRUDY JORDAN -- FARM RESORT were in attendance seeking approval of internal expansion of the Motel and Restaurant, located on RT 100-S. Mr. Jordan passed out a 3 type-written pages of their proposed plans (which is attached and made a part of these minutes) and explained how all guests of the Resort would be part-owners of the entire property, which would be at their disposal at any time; that present plans are to keep the Golf Course open to the public. Mr. Jordan advised these type of Resort is a new concept to this area, but there are similar resorts in the west that are doing quite well. That initially he would manage the property himself, but when all shares were sold, a professional manager would be hired to operate the resort. Their plans are not to change the exterior of the existing property, but possibly in the future, build another building near the corner of the junction of RT 100 & Golf Course Road similar to the barn/restaurant in appearance, which would have 44 beds. The restaurant would be private for the guests/owners.

Mr. Jordan advised he is working with the State on the sewer system and the plans would serve the total property now and in the future. He advised there is 30,000 sq.ft. for adequate parking. The plans are to employ approximately 15-18 people for servicing the golf course, meals, maintenances, etc. That revenue generated from the Golf Course would go to the association.

Don made the motion the Board do a Site-Walk of the property. Rose seconded. All in favor. A Site-Walk was scheduled for Saturday morning at 7:30 on Sept. 24, 1988, to meet a the Pro-Shop.

Mr. Gergely advised he lives across the road on the hill in a Chalet and has the best view of the Farm Resort; that he likes the concept, and inquired how funding would be appropriated to maintain the property. Mr. Jordan advised each property owner would pay a \$50.00 a month owner's fee.

Bill Danforth advised he lives across the road, but has a deeded spring under the power line on the Farm Resort property. Mr. Jordan advised he will mention this to the State Environmentalist with whom he was meeting on 09/22/88 to go over the entire property and checking the brook that feeds into Ryder Brook. Mr. Danforth marked on the map where his spring is located.

Jean Ann Condon inquired if alcohol would be served at the resort. Mr.

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Jordan advised it would most likely be a 'Club License'.

8:40 P.M. - WARNED HEARING/LOREN DARLING, JR., represented by Roy Marble who presented an application for development of a lot without the required 90' of public road frontage, on property located on the Goeltz Road. Mr. Darling was unable to attend this meeting, therefore, Roy presented his plans for the 24.7 acre lot, advising that initially he plans to build a 40' X 60' utility building to store tractors and equipment and at times may store shrubbery; that at some future time, he may build a home on the property. This property is served by a 50' right-of-way which is part of the property and will consist of a 749' driveway. There is 6 or 7 acres of open land, which Mr. Darling plans to plant to Christmas trees.

Julie voiced her concerns over private roads that are not built to Town Specs; that even though the Town does not take them over, they must consider the Fire Dept.; Ambulance; School Buses; Police; Fuel suppliers, etc. who might have to travel these roads and be endangered.

Don made the motion to approve this application. Jean seconded. All in favor, with the exception of Roy, who abstained from voting.

Paul suggested that as long as the Board is doing a Site-Walk of the Farm Resort property on Saturday morning, they could also look at this nearby property. Roy advised the biggest impact of this proposed development would be on the adjoining trailer park.

FACTS OF FINDING: This application was based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.1-RR, Page 3, Development of Lots without required 90' of frontage on a Public Road; and granted approval by the Board.

GENERAL DISCUSSION: Paul requested the minutes of the 09/07/88 be acted upon and if there was discussion. Don stated he had a concern he felt should be included in Peter Fecteau's Hearing; that Peter Fecteau had agreed to remove his so-called parts cars at least once a year from the rear and side of his building. Don also moved the minutes be accepted with this exception. Jean seconded. All in favor.

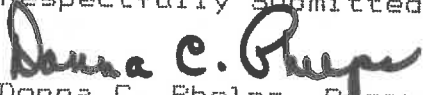
Gloria advised that next door, being the Lowe Building, the parking has never been completed as per their plans. Paul suggested she write them a letter inquiring when the Board could expect completion.

Also, in 1985, Rosaire Levesque was granted a Variance to put a trailer on his lot until his mother was no longer living there, now that his mother has passed away, is the Board going to take any action. Paul suggested contacting Rosaire and inquiring what his intentions are for the trailer.

Fete Couture has moved his trailer as he stated would be done.

Theresa made the motion to adjourn the meeting, which was seconded and all in favor. The meeting was adjourned at 9:23 P.M., with the Board members discussing the proposed applicants for the PC/BOA Boards.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Plan. Com./Board of Adj.

/dp

NEXT SCHEDULED MEETING . . .OCT. 5, 1988 @ Public Safety Building

AGENDA 7:00 P.M.- STEPHEN MORSE-Site-Plan Review for Development with Public Road Frontage-Upper Elmore Mt. Road (Plan. Com.)

FRED PAROT, JR.-Sub-Div.Development w/out Public Road Frontage -RT 100-S (Plan. Com.)

7:30 P.M.- DANIEL DESMOND, dba/Crimson King Motel, Addition of 4 units, RT 100-S (BOA)

JEFF EMERSON/WAYNE ALEXANDER, dba/Lighting Concepts, Signs in Comm./Lowe Bld. (BOA)

8:00 P.M.- NANCY WEST/NANCY ELDRED-Natural Food Cafe 6 tables (RR), RTS 100/15 Country Jct. (BOA)

PENNY THOMPSON/KATHY MORRILL-Children's Clothing Store (RR) RTS 100/15 Country Jct. (BOA)

GUESTS/APPLICANTS

NAME (PRINT):

MAILING ADDRESS (PRINT):

- | NAME (PRINT): | MAILING ADDRESS (PRINT): |
|--------------------------|----------------------------|
| 1. WEST, A.A. | Lock Box 725 Mu |
| 2. Yaddow Edmond | Box 2110 Morrisville VT |
| 3. BARBARA ADAMS | MORRISVILLE |
| 4. WINFORD ADAMS | MORRISVILLE |
| 5. WILLIAM DANFORTH | MORRISTOWN VT |
| 6. ANDY GERGELY | " " |
| 7. Chris Potter | Noble Park, VT |
| 8. MIKE LOWE | Morrisville, VT. |
| 9. ROMAN NICKART | M.V. VT. |
| 10. ALLAN + TRUDI JORDAN | PO Box 12. SHELBURNE 05482 |
| 11. Joe Ann Carter | P.O. Box 176, STOWE 05672 |
| 12. STUART CHASE | LANG ASSOC. |
| 13. | |
| 14. | |
| 15. | |
| 16. See Sturtevant | |
| 17. | |
| 18. | |
| 19. | |
| 20. | |