

MORRISTOWN BOARD OF ADJUSTMENT

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Minutes of September 21, 1994,

Members Present: Gary Nolan, Ralph Wiltshire, Rose Lambert, Theresa Breault, Ida-Mae Anderson, and Paul Trudell.

Members Excused: Jean Wickart

Zoning Administrator: Kenneth J. Sweetser

The meeting was called to order at 7:31 PM by Gary Nolan, Chairman.

Washington County Mental Health

At 7:35 PM Gary opened the Washington County Metal Health hearing. Rose stated for the record that her daughter was an adjoining property owner and she would step down if anyone wanted her to. Hearing no objection Rose remained part of the Board in this hearing. Theresa administered the sworn oath to Sharon Rowell, Russell Leete, Andrew Jensvold and Donald Anderson. Mr. Leete presented sign-off's from the Fire Chief, Police Chief and the Rescue Squad stating that their departments had no objections to the project design and that they had the capacity to handle the proposed project.

Gary stated that the application would be heard under the following sections of the Morristown Zoning Bylaws, 280 Rural Residential with Agriculture district, 283e Public Facilities and sections 630 to 635.9 Conditional Use, 450 Parking, and section 470 Signs.

Gary asked Mr. Leete of Washington County Mental Health and Sharon Rowell property owner to give an overview of the project.

Ms. Rowell stated that the proposed project is located in the other half of her house where an apartment exist. Parking will be located on site and they have designed the parking area for seven cars.

Mr. Leete stated that the space is primarily for office space, there will be his office and six workers who work with a single client each. The six clients would leave for work from here in the morning, then return later in the day from the job, they will not normally be there during the day except when there is a problem with one of their clients at the job they were placed in. They will operate Monday through Friday from 8:00 am. to 4:30 pm.

There will be no over night people at the site. They will be using both floors of the space, and will be adding a handicap ramp.

Ms. Rowell proposed parking for seven cars, the parking is to be right off the road, cars would drive in and back into the highway to leave.

The Board raised concerns about backing onto a highway and

felt that Bill Moulton would also object to the proposed plan. The Board felt to approve this application that parking area needed to be redesigned to prevent cars from backing onto the Washington Highway. There were no dimensional measurements given on the setback from the center of the road to the proposed handicap ramp on the sketch.

Mr. Leete said it was less than 65' feet from the center of the road. The Board in felt that they would need this measurement, a site walk, and a letter from Bill Moulton.

Mr. Jensvold was concerned that their clients would be unsupervised or staying overnight on the premises. Mr. Leete assured him this was not the case and Mr. Jensvold said he now has no objections to the project.

Ralph made a motion to recess the hearing until Wednesday September 28, 1994, at 5:30 for a site walk and to return after the site walk to continue the hearing on this application. Ida-Mae seconded the motion, and the motion was approved unanimously.

The hearing was recessed at 8:15 pm.

Request from Donald Anderson for a waiver of a variance hearing for the American Legion Hall.

Theresa administered the sworn oath to Donald Anderson

Gary asked Mr. Anderson for an overview of the proposed project.

Mr. Anderson present a sketch and photos of the area they wished to enclose, which is currently covered by a roof.

Ralph made a motion to grant the waiver as this project is no closer that what exist now.

Theresa seconded the motion

The motion was approved unanimously at 8:28 pm.

Request from Sabrina Patnoe for waiver of variance hearing for handicap ramp for the group home on the corner of Maple and East Olive Streets.

Theresa administered the sworn oath to Sabrine Patnoe.

Gary asked for an overview of the project

Ms. Patnoe explained that they were being forced to put in a handicap ramp by ADA and that they were trying place it as close as possible to the house by ramping part of the existing porch. She presented the Board with a sketch of the proposed project.

Paul made a motion to approve the waiver provided the applicant places scrubs on the sides of the ramp that face Maple and East Olive Streets.

Theresa seconded the motion.

The motion was approved unanimously.

Other Business:

General discussion, handicap ramps applications are increasing in frequency with ADA and an aging population and very few of the older houses can be fitted with handicap ramps without variances and we may need to look at this at a later time.

Anthony Puleo site walk will need to be rescheduled due to it getting dark earlier. Ken will check and see if the 28th after Washington County Mental Health's site walk is ok with Mr. Puleo.

Ralph made a motion to adjourn meeting, seconded by Rose at 8:59 pm. unanimously approved.

Respectfully submitted,



Kenneth J. Sweetser, Scribe.