

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
SEPTEMBER 8, 1993

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

BOARD MEMBERS ABSENT: Rose Lambert & Theresa Breault (Excused).

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: Ernest Menard; Peter & Linda Kramer.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of 08/25/93 for amendments/corrections. Ralph made a motion to approve the minutes as written; Paul seconded. Gary advised that reference the Fitzgerald Hearing, 1st Paragraph, it should read "Three trees will be removed . . .", removing the words 'All but'. All voted to accept the minutes with the correction.

7:30 P.M -- PETER & LINDA KRAMER, APPLYING FOR A SET-BACK VARIANCE OF 10' FOR CONSTRUCTION OF A GARAGE AND DECK, TO BE LOCATED ON THE LAZY BRANCH CIRCLE I THE TOWN OF MORRISTOWN.

Gary advised this application would be heard under Town of Morristown's Zoning By-Laws, Sections: AGR/RR--275-(C), Page 7; Variances, 416, Page 24 and #4468 of the Act. Paul advised the Board that he has done some work on this project and would the Board prefer that he remove himself from this hearing; that he did not feel that would affect his judgement on any decision. After discussion, was agreed by the other members of the BOA that Paul could sit on this hearing.

Kramers presented plans of proposed garage, to measure 22' X 22' and a deck to measure 11' X 18' to be located 55' from the center line of the highway; that their house sits on a knoll and there is steep drop-offs all around, this basically is the only location they are able to construct the garage and deck.

After discussion, Ralph made the motion to grant approval of a 10' Variance for this application. Jean seconded. The Board reviewed all criteria pertaining to this project and all members voted in favor.

FACTS OF FINDING: Based on and examined under Town of Morristown's Zoning By-Laws, Sections: AGR/RR--275-(C), Page 7; Variances, 416, Page 24 and #4468 of the Act, the Board granted a 10' Variance from the required 65' from the center line of the highway.

7:45 P.M. -- MENARD'S AGWAY/Ernie Menard, was in attendance seeking approval for a 10 square foot sign, as a CONDITIONAL USE in a area zoned Industrial. Menard's presently have two signs, one permanent; one temporary, moveable sign for which a Variance has been granted.

Gary advised this would be heard under the Town of Morristown's Zoning By-Laws, IND, Section 233(C) -- Conditional Uses, Page 5, and Section 473, Permanent Signs, Conditional, Page 30.

Ernie requested this additional sign to be located near RT 100, and the entrance to his business, as people can not see his business from RT 100, especially delivery trucks. He presented plans for the sign, to be a double-sided,

laminated plywood sign, un-lit, having a white back ground with red lettering, with a 'arrow' indicating the direction of his business. This sign would be located on 4" X" posts, a minimum of 5' from the ground for traffic visibility.

Ralph made a motion to approve this application as designed and submitted with the Condition that the Sign is to remain un-lighted; not to exceed 8' at the top of the sign; that the sign will be place 5' above the ground level. Ida Mae seconded. All in favor.

Ralph moved to adjourn at 8:02 P.M. Ida Mae seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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