

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- SEPT. 7, 1988

BOARD MEMBERS PRESENT: Jean Wickart; Rose Lambert; Roy Marble; Theresa Breault; Mac Miller; Don Anderson and Paul Nesky.

BOARD MEMBERS ABSENT: Julie Bourne and Michael Boudreau.

ZONING ADMINISTRATOR: GLORIA WING

GUESTS PRESENT: [See attached list].

The meeting was called to order at 7:14 P.M. by Acting Chairman Theresa Breault, who opened the meeting and reviewed the minutes of the 08/17/88 meeting for omissions/corrections.

Mac made the motion to accept the minutes as written. Jean seconded. All in favor.

7:15 P.M. -- WARNED HEARING/BRENT TOMLINSON was present seeking approval of a Conditional Use, in area zoned "MDR" to allow three (3) apartments in the former Marvin Bedell house located near the end of Maple Street; this property is currently a one-family dwelling. Brent presented plans for the proposed construction of two (2) apartments upstairs and one (1) apartment in the basement; with plans to build an addition on the left and move the building back the width of the building from the street or 24', making the structure 35' from the sidewalk. This lot consists of 20,473 sq. ft. or .482 acres. Paul advised that Brent has sufficient lot size for the three (3) apartments. Brent advised he will be installing brick sidewalks; a hedge of cedars between Adrian West's property and his and a dogwood hedge between his property and Voyer's.

Gloria stated there have been numerous concerns from citizens regarding garbage, etc., in the Pot Ash Brook; that perhaps he could look into leasing/renting a dumpster for the tenants.

Paul made the motion to approve this application for a Conditional Use as presented to allow three (3) apartments. Don seconded.

Adrian West voiced his concerns of the 'gradual erosion' about Maple Street, gradually becoming a multiple family street; it was and has been single residential housing; now, Voyer has put in three (3) apartments; that he is not concerned for himself because he has an out, as soon as his mother dies, he will move into her house on South Street and most likely make his present dwelling into three or four apartments. Theresa and Paul advised they could appreciate his concerns, but due to the economy, the trend is toward affordable housing, which is multi-family dwellings. Theresa called the question, with the vote being unanimously approved. So approved.

FACTS OF FINDING: Based on and examined under the Village of Morrisville Zoning By-Laws, ARTICLE II, Section 205.2, Page 5 - Conditional Uses (9), this application was approved by the Board.

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Paul assumed his position as Chairman.

7:34 P.M. -- WARNED HEARING/PETER FECTEAU was present seeking an amendment of a Conditional Use granted in 1974 to the Riverview Garage, advising he owns a total of 15 acres, but only six (6) acres will be used, between the rows of trees, back to the river. Saleable cars will be parked on the black-top area. Peter requested the original permit be amended to increase the number of vehicles allowed from thirty (30) to sixty (60).

The Board members recommended Peter line his vehicles up in a more professional and neater manner, agreeing there was plenty of room to park the requested number of vehicles.

Roy made the motion to grant the requested amendment of the 1974 Conditional Use, from 30 vehicles to allow 60 vehicles, with a **CONDITION** that Peter Fecteau/Riverview Garage keeps vehicles and property maintained in an aesthetically pleasing manner. Theresa seconded.

Gloria advised that Dayton Wakefield sent a letter in 1986 regarding cars/vehicles being parked across the road. Peter advised he didn't own that property; that Howard Manosh did, but didn't care if he used it, but if the Board doesn't want vehicles parked there, there won't be any there anymore.

The Board unanimously approved the amendment with the Condition.

FACTS OF FINDING: Based on and examined under Town of Morristown's Zoning By-Laws, **ARTICLE II, Section 203.1, Agriculture & RR, Page 3**, this application for an amendment was granted with the above stated Condition.

INFORMAL HEARING: Nancy Kneen was present to discuss with the Board the possibility of adding a small third apartment for one of her employees, as she can not find any affordable housing and this would be the ideal solution.

The Board advised that according to the lot size, there was not sufficient square footage for even a second apartment, but that is 'grand fathered'; that they have had numerous similar requests and have never given a variance and couldn't for this. Kneen advised she was just inquiring if it would be allowed.

Kneen also advised the Board that eventually their plans are to expand the nursing home to accommodate more people on a Level 3; they own a total of three (3) acres, which includes the old Dr. Beam house; the house and property presently leased to the school and the former Parkview property; advising their plans are not complete, but will in the future be coming before the Board with plans for expansion.

Don made the motion to extend the 'Golden Touch Carpets' permit for a Conditional Use for an additional six (6) months. Rose seconded. All in favor.

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Real Ferras inquired about plans for Joe Lanphear's property and was advised that they have permit to build nine (9) houses. Gloria advised she believed their plans were on hold as they applied for 'Cluster Housing'. Real asked the if the Board was aware that the development was going to be low-income housing. Theresa stated the Board was advised the houses were going to be in the range of \$75,000.

Real advised his concern being if the proposed home-owners were going to be advised of his private airport adjacent to this property; that after they were residing near his airport, they might start complaining about the noise, etc., and try to close his private airport, which is used for training student pilots and he has numerous friends landing/taking off from here; that he wants to make sure in some way these proposed home owners are aware of the existing airport before purchasing the property.

Real presented the Board with a copy of his FAA restricted private airport and other pertinent documents for which he requested a receipt of same.

Gloria advised she would write a letter to notify the builder of this fact.

Gloria discussed with the Board what can be done about Video Rentals being prevented from offering pornographic materials, etc., as she is concerned after the incident in Waterbury. David Pennella advised he would look into the regulations, etc.

Gloria advised that R.R. Vallee has applied for ACT 250 and David Ring advised her last week that this property is sitting on an aquifer; also, Ames proposed expansion, after she and Bill Moulton measured it, does not have adequate footage to accommodate the plans they (Murphy) presented; therefore, they will have to at sometime come back before the Board.

Also, that Gary Smith's Lots 3A and 3B are in wet lands and Water Resources wants to be a party to ACT 250.

Rose inquired when is the Boards going to split. Gloria advised that recommendations should be able to be made to the Selectmen on 09/18/88. That all applicants were to be interviewed prior to the recommendations; that tentative plans are to have seven (7) members on each Board. Theresa recommended having a minimum of at least two (2) alternates for each Board. Don advised he would be willing to be an alternate on the Board of Adjustment.

Theresa made the motion to have seven (7) members on Proposed Planning Commission and seven (7) members on the Proposed Board of Adjustment. Don seconded. All in favor. A committee of Jean; Theresa; Roy and Michael was formed to interview the applicants prior to the Selectmen's meeting of 09/19/88.

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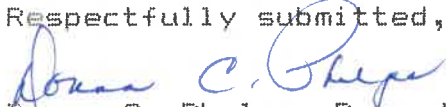
David Pennella of LCPC advised a representative of McDonald's is going to be discussing their signage, etc. with him.

David also advised that regarding Real Ferras' airport concern, it could be a condition that it is recorded in deed(s) that said property is within 500' of an airport. In this way, the property owners would not be able to say they were unaware of the airport prior to purchasing the property.

David and the Board discussed and worked on the Village of Morristown's Zoning Amendments.

Jean made the motion at 9:50 P.M. to adjourn. Theresa seconded. All in favor.

Respectfully submitted,



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

/dp

NEXT SCHEDULED MEETING . . . SEPT. 21, 1988 @ PUBLIC SAFETY BUILDING

- AGENDA . . . 7:00 P.M. . . Adrian West/Jack's Body Shop - Sign exceeding 10 sq.ft.
Edward Yaddow - Sub-division development w/o Public Road Frontage in Cadys Falls.**
- 7:30 P.M. . . Allen Joudan -Internal Expansion of Farm Motel & Rest. on RT 100/South.
Loren Darling - Develop lot w/o Public Road frontage on Goeltz Road.**

Guests -

Print

Name:

1. Anthony A. Vozz
Paul Johnson
Red E. Lewis
Pete Ketchum
Jimmy Lewis
Dove Pennell
Nancy Kneen

Mailing Address:

- RD3 Box 610 Morrisville
PO Box 425 Morrisville
Box 539 RFD#2 Morrisville
Box 6610 Morrisville
Box 725
LCPC