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**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of August 28, 2008

Members Present: Karyn Allen, Paul Trudell, Theresa Breault, Jean Wickart, Chris Wiltshire (alternate)

Members Absent: Gary Nolan, Ron Stancliff, David Silverman

Recorder: Mark Leonard, Zoning Administrator (ZA)

Guests: none

Acting Chairman Trudell called the public meeting to order at 7:30 PM. On a motion by Theresa, seconded by Karyn, minutes of the August 14, 2008 meetings were approved as presented. The ZA advised that the warned hearing on the application by Lester & Madonna Small for a three-lot subdivision on Randolph Road had been cancelled at the applicants' request.

WARNED HEARING: RANDY FITZGERALD, CONDITIONAL USE, CHANGE OF NON-CONFORMING USE (OFFICE TO RETAIL SALES), 2093 LAPORTE ROAD

Paul introduced the application, to be reviewed under sections 437 and 632-635 of the zoning & subdivision bylaws. Theresa administered the sworn oath to applicant Randy Fitzgerald. There were no other interested parties present.

Randy explained that he was in the process of purchasing the property at 2093 Laporte Road (VT Route 100) that presently includes a two-story former residential structure that had been converted to office use and a separate former warehouse/barn that is currently in use as a veterinarian's office. He seeks to convert the first floor of the current office structure (approximately 800 square feet) into a retail shop selling organic produce and other locally grown products, as well as meat from local raised livestock. He noted that he will need a USDA license for the meat sales, along with state permits to sell fresh foods.

Theresa inquired if any livestock would be slaughtered on the premises; Randy said no, he would obtain the meat from suppliers in the area.

Randy said he expects to be open for business seven days a week, between 7am-8pm, year-round. He expects to run the business himself, with family members assisting. He added that he might hire some part-time help if there is a need. There is adequate parking for the proposed store behind the building.

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The ZA asked about the frequency of service deliveries and if Randy anticipated having tenant vendors on the premises. Randy said he anticipates a few deliveries per week; not very often. He said he did not plan to have any tenant vendors.

Karyn asked about signs and other exterior displays. Randy said he would be using the existing sign space, which is illuminated. He hopes to display some produce and craft items in front of the building.

Jean moved to approve the application as presented. Theresa seconded the motion and it passed unanimously.

The meeting adjourned at 7:50 PM.

Respectfully submitted,
Mark Leonard, Recorder

Minutes approved on: 10/9/08