

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

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Minutes of August 27, 1998

Members Present: David Silverman, Tom Paine, Gary Nolan, Theresa Breault, and Paul Trudell.

Members Absent: Rich Furlong.

Guest: Henry Ohland, John Rubino, Whitney Walker.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Theresa made a motion to approve the minutes of August 13, 1998, as written.

Tom seconded the motion and it passed unanimously.

REVISED PERMIT CONDITIONS FOR PERRAS CASE ON THE OUT OF COURT SETTLEMENT.

Gary read the court settlement papers

Paul made a motion to approve the out of court settlement.

Theresa seconded the motion and it passed unanimously

WARNED HEARING, JOHN RUBINO, HOME INDUSTRY, CONDITIONAL USE AND SITE PLAN REVIEW RANDOLPH ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 2280, 283.D, 450-454, 460-467.2, 500-503.4, and 630-637 of the Morristown Zoning Bylaws. A site walk was conducted prior to hearing.

David Silverman recused himself from the hear due to a conflict of interest and left the room during this hearing.

Theresa administered the sworn oath to John Rubino

Mr. Rubino went over his proposed project. The property is under contract to purchase this property from Thomas Michelson. As a condition of sale is that the junk will be cleaned up prior to sale. The building has been used a maintenance shop for Mr. Michelson businesses. Mr. Rubino wished to operate his sculpture and metal fabrication business out of the section that has been a maintenance shop in the past and the three apartments. No material will be visible from the roads. All materials will be inside or behind the solid fencing. A walkway and gate will be added

to front of the property and a drive in the rear. The long term plans include having sculptures in a sculpture garden inside tree lined front yard. He will be adding an outside staircase to serve as a exit for the apartments. Mr. Rubino expects to have a maximum of three employees besides himself.

Theresa made a motion to approve the application provided the business is conducted in the space where Mr. Michelson maintenance shop was, one year review, and our standard conditions.

Tom seconded the motion and it passed unanimously.

WARNED HEARING, HENRY OHLAND, D/B/A VERMONT PIZZA, CONDITIONAL USE AND SITE PLAN REVIEW, ROUTE 15.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 210, 213.a, 450-454, 500-503.4 and 630-637 of the Morristown Zoning Bylaws. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Henry Ohland.

Mr. Ohland went over his project. He wishes to open a pizza and sub shop where S&B Pitt Stop was. His business will be take out food only, unless the municipal sewer line is extended in the future, then he may have tables. The on site septic is not adequate to have tables. The space is large and they may find other merchandise to sell in part of the building. The hours of operation will be no more that 11:00 AM to 11:00 PM. The canopy is coming down and they will have parking in the front and rear of the building.

David made a motion to approve the application provide we have a site plan showing a minimum of ten parking spaces and the traffic flow. Employees are park in the rear. The rear parking area is to be gravel and leveled off making it suitable for parking, parking spaces on asphalt are to striped for parking control and our standard conditions.

Paul seconded the motion and it passed unanimously.

The hearing was adjourned at 9:45 PM.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.