

MORRISTOWN BOARD OF ADJUSTMENT
AUGUST 22, 1990

BOARD MEMBERS PRESENT: Theresa Breault, Chair.; Jean Wickart; Rose Lambert; Ralph Wiltshire; Paul Trudell.

BOARD MEMBERS ABSENT: Michael Boudreau & Gary Nolan.

ZONING ADMINISTRATOR: Gloria Wing

GUEST/APPLICANTS: [Sign-in Sheet attached to original minutes].

The meeting was called to order at 8:02 P.M. by Chairperson Theresa Breault who reviewed the minutes of 07/25/90 for amendments/corrections. Ralph made the motion to accept the minutes as written. Rose seconded. All in favor.

8:03 P.M. -- WARNED HEARING FOR VARIANCE--HARVEY'S CITGO STATION, represented by MARTHA HARVEY. Martha presented their proposed plans to install a flat canopy measuring 28' X 50' over their new gas pumps with recessed lighting; it will be 14'6" high from the ground, with a 34" drop around the canopy. They are changing from Mobil to Citgo and the Citgo sign will not be lighted. This canopy will look similar to Bourne's and Auto Care. Martha is requesting approval of a set-back variance of 6' in that the by-laws require a 20' set-back and the edge of the canopy will be 14' from the curb line.

Theresa advised this would be heard under Title 24, VSA 4468, Page 55.

Ralph advised Martha that she may need a variance for the Citgo sign also.

Martha advised the hours of business will be 6 A.M. to 9:00 P.M. (Sun--Thur) and 6:00 A.M. to 10:00 P.M. on Fri. & Sat.; that the canopy should be installed within a month.

Ralph made the motion to recess this hearing until 09/12/90 at 7:30 P.M. in order for Martha to obtain more information regarding the color scheme; photos; lettering and other information from the Citgo company.

Martha advised she didn't believe this would be a problem or that the canopy would be installed prior to this 09/12/90 meeting. Paul seconded Ralph's motion. All in favor.

8:15 P.M. WARNED HEARING/ROY MARBLE == VARIANCE FOR TWO-LOT SUB-DIVISION, ONE WITHOUT FRONTAGE ON A PUBLIC HIGHWAY (RIGHT-OF-WAY) ON WABUN AVENUE. Jean administered the sworn oath to the interested parties.

Theresa advised this would be heard under Title 24, VSA 4468, Page 55 and "MDR" of the Village By-Laws. Also, advising that three (3) BOA members did a site-walk of this property this morning and spoke with the surrounding neighbors. The question was raised if this was a village street and Gloria advised after speaking with Dick Sargent, who advised this road has been taken care of by the village for many years and therefore, would be considered a 'Village' Street.

Roy advised that in researching old deeds, he has found that he has a 50' right-of-way; that he has not had the property surveyed but would at some point in the future.

Gloria advised that Oneal Demars called her and he has no problem with the variance being granted; that the Village Trustees are concerned only in the case the by-pass should go through, where would the access be.

Phil Bessette stated he believed this hearing should not be heard as an official map was not presented and there is not definite plans as yet.

Emmons Pirie advised he was in agreement, also, the roadway is a regular race-track now with traffic from Demar's apartments and this will only compound the problems. Walkers agreed with Bessette and Pirie this area is very dangerous since the apartments have been built; that these tenants and their guests are most inconsiderate of the neighbors property.

Mr. Walker was concerned if approved, would a dwelling be allowed to be built within 10' of his property. Maurice Plante, the prospective buyer was present, and advised he would be more than willing to work with the neighbors on the location of the house site.

Paul advised he wanted to verify the 50' right of way.

Jean made the motion to recess this meeting until Roy presents a surveyed plan and the remaining BOA members do a Site-Walk. Ralph seconded. A site-walk was scheduled for 6:30 P.M. on 09/12/90 prior to the meeting. Theresa asked Paul to measure the footage of the property using the survey map from Sonny Demars plans.

Jean amended her motion to request a survey and the Board do a site-walk on 09/12/90 at 6:30 P.M. Ralph seconded.

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Unanimously approved. Theresa asked that all members to please be present for the Site-Walk.

GENERAL BUSINESS: Theresa and Gloria advised that Marsha Schaffer's house on Mansfield Avenue is being considered for purchase by John Des Groseilliers to be use as a funeral home on the ground floor with two (2) studio apartments on the second floor and 1 or 2 studio apartments in the basement. This lot consists of a total of 32,670 square feet. Gloria advised the by-laws do not include offices as a conditional use in this area. After discussion the board agreed to invite the prospective purchaser to come in to discuss his plans on 09/12/90 at 8:15 P.M. Theresa will call and advise him.

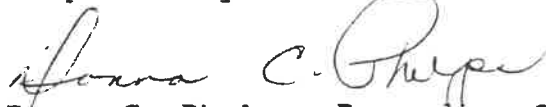
Theresa advised that the Planning Commission would like input from the BOA members regarding the by-laws of Section 502--505, Page 14.

Also, Norman Prive still has not constructed his storage building for his buses; that Helen Walker complains about this at least once a week reference his buses being at his house. That the permit was extended and now the 1989 permit has expired. Ralph stated to review all information and then send Norman a notice after the Board has a deliberative session.

Gloria advised that Brian Lamb, Lincoln Street was denied a permit to use the property for storage, with a vote of 5 to 4 by the BOA; that everyone was in agreement he could continue to use the property as he had previously been using it prior to his hearing; that she wrote Mr. Lamb a letter to discontinue using the property for storage and Lamb has appealed.

Ralph made the motion to adjourn at 9:17 P.M. Rose seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp

Print.

BOA - Guest / Applicants - 08-22-90

	Name	Mailing Address:
1	Martha A Hawley	PO Box 584 Morrisville, VT 05661
2	Emmory Price	RR1 Box 590 "
3	Phil Besette	05661-0085
4	Bob & Bea Walker	05661 423
5	Mary & Conrad T. White	PO Box 961 Memphis
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