

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- AUGUST 17, 1988

BOARD MEMBERS PRESENT: Theresa Breault; Jean Wickart; Rose Lambert; Mac Miller and Julie Bourne.

BOARD MEMBERS ABSENT: Paul Nesky; Don Anderson; Roy Marble & Michael Boudreau.

ZONING ADMINISTRATOR: GLORIA WING

GUESTS PRESENT: [See attached list].

The meeting was called to order at 8:00 P.M. by Acting Chairman Theresa Breault, who reviewed the minutes of the 08/03/88 meeting for omissions/corrections. Mac moved to accept the minutes as written. Rose seconded. All in favor.

8:09 P.M. -- PETER FECTEAU/RIVERVIEW GARAGE was present, stating he needs a permit for more cars; that he has about sixty (60) salable cars there now and he has enough land. The original permit was granted to allow 30 vehicles to the former owner, Raymond LaMare. Peter advised the permit was granted when LaMare built the garage in 1972. Theresa read the minutes of the 04/29/74 meeting pertaining to the Riverview Permit, which stated the Permit limited the number of vehicles to twenty (20) salable cars. Peter advised he does not have motor homes and campers there now, as there have been in the past.

Theresa advised Peter he would have to apply to the State for a permit. Gloria advised him to call District #5 in Barre, VT and request an amendment to the Permit; also, he would have to prepare a Site-Plan and a Warned Hearing would be required. Theresa advised that possibly he could be scheduled for a Warned Hearing on 09/07/88 and explained the process to Peter.

8:14 P.M. -- H.A. MANOSH, CORP./HERB PARKHURST was present seeking approval of a Variance for a sign for a 21 room hotel, located in the Northgate Plaza. They need the sign for advertising and identity; they have a canopy on order for over the entrance. Herb presented a complete Site-Plan of the project and advised they would be using high-density yellow lettering, each letter being 18" high, placed against the roof-line. The letters will be internally lighted with an electric eye which will come on at dusk and stay on all night. The sign, "PLAZA HOTEL" from the Barre Sign Company will have a total footage of 12.5 square feet.

Rose inquired about the ramps to New England Video, which Herb advised was being replaced at the State's request; also, the ramp to Sears will be altered.

Theresa and Jean commented that the sign for the "FAIRGROUNDS PLAZA" is a very attractive, inquiring if Mr. Manosh has plans to replace the sign to the Northgate Plaza with a more aesthetically pleasing sign. Herb advised not at this time.

Julie moved to grant approval granting a Variance for signage as presented, from 10 sq. ft. to 12.5 sq. ft. (Letters only). Jean

seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 202.5--VARIANCE and ARTICLE III, Section 309, Page 13, this application for a Variance to allow signage exceeding the allowed 10 sq. ft. was granted approval by the Board.

Herb Parkhurst also presented Site-Plans for the Sweet & Burt building, located on RT 100, adjacent to Harrell Street, advising there is 1500 square feet of new addition, which will be used for offices for Sweet & Burt; that plans were by Silver Ridge Design at Sweet & Burt specifications.

8:26 P.M. -- PAUL & THERESA HALE, Richmond Street, Morrisville, VT were in attendance seeking a Set-Back Variance in an area zoned "MDR". Theresa presented a letter from John Phelps, Jr., an adjacent property owner, who stated he had no objections to the proposed addition to their property with a set-back of less than the required 25' set-back. Theresa also stated she had called Mr. Roth, another adjoining land-owner and he had stated he did not have any objections to their plans. Plans were presented to the Board.

Mac made the motion to grant approval for a Variance of a Set-Back of less than 25'. Rose seconded. All in favor.

FACTS OF FINDING: Based on information/plans presented, this application was granted approval as presented, as there was no adverse objection to the proposed plans of an addition to the Hale's residence within the required 25' set-back from the nearest property lines.

8:29 P.M. -- DAVID PENNELLA of LAMOILLE COUNTY PLANNING COMMISSION spoke with the Board members about proposed Zoning amendments in the Town & Village.

Jean made the motion to resume winter meeting hours, starting SEPTEMBER 7, 1988 @ 7:00 P.M.
Julie seconded. All in favor.

Mac made the motion to adjourn. The meeting was adjourned at 10:30 P.M.

Respectfully Submitted,

Donna C. Phelps, Recording Secretary
Morristown Plan. Com./BOA

NEXT SCHEDULED MEETING . . . SEPT. 7, 1988 @ 7:00 P.M. --PUBLIC SAFETY BLDG.

Guests/Applicants

Name:

Print!
mailing Address

1. H. A. Manosh Corp RT 100 Morrisville
2. Paul + Theresa Hale Morrisville, Ut.
3. Peter Fecteau Morrisville VT
4. Allen Lawrence 2628 Mainly Rd, Ottumwa, Ia.
5. David Pennelle Lamoille Co. Planning Comm.
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