

Gloria

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
July 22, 1992

BOARD MEMBERS PRESENT: Chairman Gary Nolan; Rose Lambert; Ralph Wiltshire; Ida Mae Anderson; Jean Wickart and Paul Trudell.

BOARD MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: [See Attached List].

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who advised the Board would review the minutes of 07/08/92 for amendments/corrections later in the meeting.

7:30 P.M. -- JOHN & NINA ALLEN were in attendance seeking approval to allow a Dog Grooming Business & Kennel, being a CHANGE OF A NON-CONFORMING USE IN "IND" ZONE, in Former Cabot Creamery Building, Wabun Avenue, VT. This building is owned by Charles Cromach.

Jean administered the sworn oath to all concerned parties.

Allens presented photos of the building and area, in addition to a map and informational sheet, which is attached to and made a part of the original minutes.

Allens advised the Board and concerned neighbors that this would primarily be grooming business and at most, 2-3 well-behaved dogs would be outside at any one time, and in the care at all times of a handler; the dogs would be exercised behind an eight (8') high lathe fence, to the side of the business. The business hours would be from 8:30 A.M. to 5 P.M., Tuesday through Saturday, being closed on Sundays and Mondays; that all dogs would be inside after 5 P.M.; that someone would be in attendance at all times; that at no time would the dogs be unattended. That if in the event a neighbor should hear any dogs from this business barking, to please contact the Allen's, not the police and/or officials. That dogs would be walked only behind the fenced in area.

That ten (10) dogs at one time would be the most that could be accommodated overnight at this location. That in the event they are able to expand their grooming business, it would not be at this location. They will be using only approximately 1,000 sq. ft. of this building. Sanitation requirements are in place by the USDA and are very strict. There will also be an inside "run" for exercising.

Ida Mae inquired about signage and was advised there will be a 2' X 5' sign where the present sign is over the door.

That if this permit is granted, they would like to be open for a 'Grand Opening' on August 15th, 1992; that they will be grooming some friends dogs prior that.

Ralph made the motion to recess this hearing and conduct a Site-Walk of the property at 8:30 P.M., date, and that the applicant provide dimensions in numbers, of the property and buildings, etc., and then return to the Public Safety Building for decision. Rose seconded. All in favor. (8:02 P.M.)

GENERAL DISCUSSION:

8:03 P.M. -- DONALD AVERY was in attendance informing the Board members that it was his opinion that possibly Leo Lefebvre is expanding his business to construction, beyond his Conditional Use for Septic; that Leo is storing top-soil on his own property on Duhamel Road. Avery informed the Board Leo has brought in and formed a large pile of top-soil, which he has seeded and mulched; that presently he is not doing anything with this soil and Avery has been unable to find out his intentions, as Leo won't speak to him.

Gary advised that he did speak with Leo and was his understanding that this soil is used in re-seeding areas in installing or repairing septic/sewage systems that have been dug up. The Board unanimously agreed this was an allowed use in this area zoned RR/AGR.

Gloria discussed the matter of Hazardous Soil Storage with the Board and sites and contact people regarding same.

The meeting was recessed at 8:25 P.M. to the old Cabot Creamery site.

The meeting was reconvened at 9:03 P.M., with Jean reading letters received from Condo owners, opposing this proposed project, from Lisa LeRiche & Doug Johnson, Condo #2, and from Florence Alexander. These people were unable to attend and therefore did not hear the testimony presented.

After discussion, Ralph moved to grant approval of a Permit to allow a Dog Grooming business, for a period of one (1) year; that the permit is non-transferrable and any expansion of said business would necessitate coming back before the BOA for application approval; that all other factors as outlined by Allens' would be in effect. Jean seconded. All in favor.

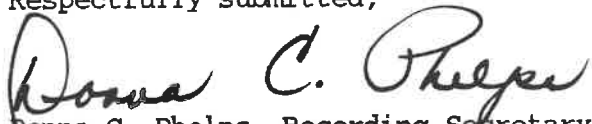
FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, **ARTICLE II, Section 233 - Industrial District/Conditional Use, Page 5**, with the following conditions: to allow a Dog Grooming business, for a period of one (1) year; that the permit is non-transferrable and any expansion of said business would necessitate coming back before the BOA for application approval; that all other factors as outlined by Allens' would be in effect. This application was granted approval by the Board as there was no opposition by the neighboring property owners, in attendance of the meeting, after hearing the proposed plans.

9:08 P.M. -- Gary advised that on the Site-Walk, he was approached by Charles Cromach, owner of the Cabot Creamery building, who would like to put a temporary apartment upstairs in the building for his family and for the use by his partner/brother when he is in the area. After discussion by the BOA, Gary advised he would authorize Gloria Wing to issue a permit for an apartment, for the use of Charles Cromach and his brother/partner.

Minutes of the 07/08/92 meeting were discussed. Gary advised that regarding the discussion with Robert Davis, there was no decision made at that meeting. Jean made the motion that this business operation is a "GRAND-FATHERED" use having been in operation since 1958. Ida Mae seconded. All in favor.

Ralph made the motion to adjourn at 9:25 P.M. Paul seconded. All in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Donna C. Phelps". The signature is written in dark ink and is positioned above the printed name and title.

Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

Guests / Applicants Please Print

Name	Mailing Address
1. Lucie Bamberger	RR1 Bx 383-13 Morrisville 05661
2. Kevin Fernald	RFD 1 Box 530 Morrisville 05661
3. Robert Walker	" " 566 " "
4. Phil Bessette	PO Box 85 Morrisville, VT 05661
5. Brian Kellogg	Morrisville VT 05661
6. Joe Oahr	RR1 Box 400 Morrisville
7. Don Avery	RD 3 Box 2100 "
8. Charles Greaney	Condo A-1 Brookledge Hts
9. Mary Pilon	Condo D-1 " "
10. Janette Randall	Condo D-3 " "
11.	
12.	

Robert Davis (minutes)