

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- JULY 6, 1988

BOARD MEMBERS PRESENT: Paul Nesky; Julie Bourne; Theresa Breault; Jean Wickart; Don Anderson; Rose Lambert; Mac Miller and Roy Marble.

BOARD MEMBER ABSENT: Michael Boudreau

ZONING ADMINISTRATOR: Gloria Wing

NOTES: By Jean Wickart, Minutes written by Donna Phelps

GUESTS PRESENT: [See Attached List].

The meeting was called to order at 8:00 P.M. by Chairman Paul Nesky, who reviewed the minutes of the June 15th, 1988 meeting. Roy made a motion to accept the minutes as printed; Theresa seconded. All in favor.

8:00 P.M. - WARNED HEARING/BEAVER MEADOW DEVELOPMENT, INC.- Jr. & Betty Cole and Martina Messina presented proposed plans for 26 acres of property, located south of Morrisville Village across from Sinow's Farm. Cole was seeking approval of a Conditional use for an antique shop and in an apartment in area zoned RR. Roy disqualified himself. Jean made the motion to recess this Hearing until all permits are in order and more information was provided. Julie seconded. All in favor. Beaver Meadow Development, Inc. will come back before the Board on 07/20/88, providing they have obtained all necessary information required.

8:10 P.M. - WARNED HEARING/KINNEY DRUGS--Bernard Alden was in attendance seeking approval for signage measuring 13-1/2 feet X 5 feet, which is smaller than their present sign; the sign will be lighted. Mac made the motion to approve this application. Roy seconded. All in favor.

FACTS OF FINDING: Based on and examined under Town of Morrystown, VT's Zoning By-Laws, ARTICLE III, Section 309, SIGNS, Page 13, this application for a Variance of Sign size was granted approval by the Board.

8:15 P.M. -- SITE-DEVELOPMENT PLAN REVIEW & VARIANCE OF TWO (2) LOTS: Carroll Peters was in attendance seeking approval to allow development of Lots #5 & #6 without public road frontage and Site-Plan review of this proposed five (5) lot Sub-division consisting of 21+ acres on Lawrence Road. Peters has obtained his State Permits.

Roy made the motion to grant Site-Plan approval of this five (5) lot sub-division, which includes Lots #5 & #6 with a 50' right-of-way, with the condition that evidence be presented to Gloria to verify there is in fact a 50' right-of-way to Lots #5 & #6. Mac seconded.

Bill Moulton advised this road needs to be up-graded, at a cost estimated to be approximately \$30,000. All approved the Site-Plan presented and the Variance.

FACTS OF FINDING: Based on and examined under the Town of Morrystown's Zoning By-Laws, ARTICLE IV, Section 401, Site-Development Plan Approval, Page 13, the Board granted approval of this application.

8:35 P.M. -- RECESSED WARNED HEARING/GARY SMITH was in attendance seeking approval of development of a five (5) lot sub-division for property owner Larry Lussier, with Bordner Realty managing the development of these Sterling Valley Lots on a private road.

Ed St.Onge and Rev. Mark Hall, adjoining landowners were in attendance, voicing their concerns if this development were allowed, advising it would effect the character of the neighborhood. St.Onge stated he was concerned about his water supply if these five (5) lots were developed as they sit above his property and believes eventually the sewage would affect his water.

Roy made the motion to approve this application to develop this five lot sub-division consisting of 15+/- acres. Don seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE IV, Section 401, Site-Development Plan Approval, Page 13, the Board granted approval of this application.

9:00 P.M. -- RECESSED WARNED HEARING/CONDITIONAL USE - EVERETT BOYCE was in attendance seeking approval to allow a third trailer, advising he has purchased 3,100 sq. ft. from Mrs. Baraw and now has a total of 20,460 sq.ft.; that they will park cars on Baraw's land as she agreed to this when Boyce bought the land.

Carroll Peters, Surveyor, representing Mrs. Bohannon advised she is unhappy as she does not believe the boundary line is correct. Roy advised the Board could not get involved in boundary disputes. Paul advised Carroll Peters that Mrs. Bohannon has fifteen (15) days to appeal the Board's decision.

Gloria advised that State Law states two (2) or more trailers on land owned by same person constitutes a trailer park.

Mac made the motion to grant approval to allow the third trailer. Don seconded. All in favor. Gloria will be able to issue permit upon receiving State approval.

Roy stated he wished to make an amendment to his previous motion of 'subject to State Permit Approval for a Mobil Home Park'. Jean seconded. All in favor.

FACTS OF FINDING: This application was granted approval, pending receiving all necessary State Permits/approval for a Mobile Home park.

MORRISTOWN PLAN. COM./BOARD OF ADJ. MEETING

JULY 20, 1988

Page 3

9:20 P.M. -- UNION BANK/ARLEN SMITH; OSCAR CHURCHILL and PAUL TRUDELL were in attendance seeking approval to allow a Variance and for Site-Plan approval. They advised they would like a variance to enlarge the Union Bank on Main Street, building up to the sidewalk on Portland Street. The Police Dept. was concerned with what will become of the alley way/handicap access to the Town Clerk's Office.

The proposed building will be 23 ft. high, two feet higher than 'Boss' Renaud's building, being two stories, with a basement and will be constructed of brick. The new building will measure 40' X 85' with the addition being 11' X 23' which will be in back of the existing building, advising this will not effect the traffic flow.

Mac made the motion to approve a variance to allow a 10' set-back. Don seconded. All in favor.

Roy made the motion to grant approval of Site-Plan which includes the temporary use of a mobile trailer for use as office space if needed. Don seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Village of Morrisville Zoning By-Laws, this application was granted a Variance for a minimum set-back on Portland Street and Site-Development Plan approval which includes the temporary use of mobile trailer for use as office space.

9:40 P.M. -- SUN VALLEY GROUP, represented by Cynthia Eaton, regarding 62 acres on the right side of Goeltz Road; would like to develop four (4) two (2) acre lots, two (2) without public road frontage. The houses will not be visible from the road and will be built on a private road built to Town Specifications.

Roy made the motion to motion to grant approval of a three (3) lot subdivision. Julie seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE IV, Section 401, Site-Development Plan Approval, Page 13, the Board granted approval of this application.

9:50 P.M. -- Tony Ciaraldi, representing Don Purcell, requested an extension of Purcell's Permit. Don made motion to approve the request. Jean seconded. All in favor, with original conditions to continue to exist with extended permit.

GENERAL DISCUSSION: Paul Nesky, representing 'Child Care Center'; "Adult Up & About" and "Family Center" to be located in Donald Anderson's property/house on RT 100-S. Paul advised this has been the first opportunity to let the Board know of what is being considered for this property.

Mac made the motion to adjourn the meeting at 10:15 P.M. All in favor.

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