

*Gloria*

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES  
JUNE 26, 1991

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

**BOARD MEMBERS ABSENT:** N/A

**ZONING ADMINISTRATOR:** Gloria Wing

**GUESTS/APPLICANTS:** Donald Anderson and William Riley.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 06/12/91 meeting for amendments/corrections. Theresa moved to approve the minutes as presented. Ralph seconded. All in favor.

Gary advised the Board members that Cumberland Farms had cancelled their hearing for this evening. Gloria advised that Fitzgerald has cancelled his hearing that was scheduled for July 10, 1991; that the Board might want to address charging applicants for the original ad and also for the cancellation ad. It was the consensus of the BOA to charge the cost of these notices and also an administrative fee.

**7:32 P.M. -- RECONVENED RECESSED HEARING/LAMOILLE VALLEY BROADCASTING** represented by William Riley. Prior to this, the Board, accompanied by Mr. Riley, had conducted a Site-Walk of the property located on Cote Hill, where the proposed tower would be.

Mr. Riley advised he has a letter from Jim Fox, of the Morrisville Water and Light Dept., however, the power will have to come from the VT Electric Co-op. The generator will be housed in the small building and the adjacent neighbors would be able to tie into the system if they choose.

Presently there is a question of the boundary lines between Tom and Tony Cote's property and it is believed to be different than the Town Plat shows. Angela Cote still has reservations regarding the tower site and most likely will be in the area this weekend to discuss the matter with Mr. Riley.

Mr. Riley advised he would like to be on the air by November, 1991 and their permit is good until June, '92. If the tower is located in the vicinity of Tony Cote's, a power easement will be necessary; there will be either 500' or 700' of underground power.

Mr. Riley presented proposed plans of the RTS 15/100 site, in the event that the dish is located here, it will not be visible from RTS 15/100 and anyone would need to stand on the edge of the road way off of Needle Eye Road to see it from that location, as per plans for screening by Buckwheat Lowe. They will change the windows and paint the exterior; landscaping will also be done. Renovations will also be done on the interior of the building. A decision is to be made by

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August 1, 1991 as to the building purchase.

Ralph made the motion to approve this application, contingent upon the BOA reviewing the final plans with Tom & Robin Cote; Angela Cote and Tony Cote and receiving their approval of the tower site. Paul seconded. Jean advised she would prefer to wait until after Angela Cote comes up this weekend. Ralph stated the Board would be only approving the concept. All voted in favor of approving this application with the above condition.

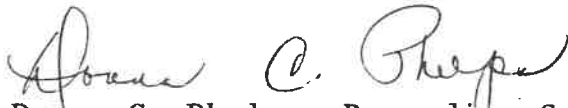
Mr. Riley advised that if all goes through with the tower site, he will go ahead with getting his building permits necessary.

**FACTS OF FINDING:** Based on and examined under the Town of Morristown's Zoning By-Laws, Article II, Section 203.1 (RR & AGR), Page 3, and Article III, Section 302, Non-Conforming Use, this application was granted approval by the BOA, contingent upon the BOA reviewing the final plans with Tom & Robin Cote; Angela Cote and Tony Cote and receiving their approval of the tower site.

Jean made the motion to adjourn at 8:00 P.M. Rose seconded. All in favor.

There was an informal discussion regarding the Duhamel Pit following.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary  
Morristown Board of Adjustment

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