

MORRISTOWN BOARD OF ADJUSTMENT

P.O. BOX 748
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(802) 888-6373

Minutes of June 20, 1994, Deliberative session

Members Present: Gary Nolan, Ralph Wiltshire, Rose Lambert, Theresa Breault, and Ida-Mae Anderson.

Members Excused: Jean Wickart and Paul Trudell

Zoning Administrator: Kenneth J. Sweetser

Deliberative session called to order at 6:30 PM.

First order of business, Doug and Marjorie Washburn request for variance. The members expressed their views of property and its limitation after conducting independent site visits of said property. The 18' variance request was for the southern corner of the garage. Ralph made a motion to approve and this was seconded by Rose. Approved unanimously.

FACTS OF FINDING - STANDARDS TO BE CONSIDERED:

- A. Capacity of the existing or planned community facilities: no effect.
- B. Character of the area: residential area not being effected.
- C. Traffic on roads and highways: no effect
- D. Bylaws in effect: The variance granted represents the minimum deviation from the existing regulations.
- E. Utilization of renewable energy resources: in compliance.

SPECIFIC STANDARDS:

- A. Minimum lot size: The lot is a pre-existing small lot of one acre.
- B. Distance from adjacent or nearby uses: The lot requires a variance of 18' on the southern corner of the garage.
- C. Performance standards: non-applicable
- D. Minimum off street parking and lading facilities: private parking areas on property.
- E. Landscaping and fencing: non required.
- F. Design and location of structure and services areas: conforming
- G. Size, location and design of signs: non-applicable.
- H. Such other factors as zoning regulations may include: non-applicable.

Second order of business was Peter Bourne and Dawn Andrews appeal of the Zoning Administrator's decision on expansion of their tank farm on Route 100 South. The Board instructed Ken Sweetser to write a letter to Mr. Bourne and Ms. Andrews requesting the following information: 1. The Board would like to see a 5 year

plan for the property. 2. The Board wishes to conduct a site walk of the said property to include a walk of the property boundaries. 3. The Board wishes the applicant to provide them with a site plan having a better access/egress on Route 100 South than what is currently there, there has been no proposed changes in the access from a permit that was denied by the Board previously. 4. The Board wishes to see a site plan where all present and future tanks are moved as not to be visible from Route 100 South. Hearing was recessed to July 27th at 8:30 PM.

Other Business:

Waiver request from the Town to increase the hours and extraction rate of their gravel pit. Motion to waive hearing was made by Theresa and seconded by Rose. Approved unanimously.

Upcoming Act 250 pre-hearing for the LRSWD landfill and the need to have representation at pre-hearing to obtain party status at regular Act 250 hearing. Rose made a motion to send Ken Sweetser to represent the ZBOA at the pre-hearing, seconded by Ralph. Approved unanimously.

Review of method for measuring signage of new Price Chopper. Ken advised the board that if the signage is approved that Price Chopper would have to remove its signs from the Morrisville Plaza. Gary made a motion to approve the method for calculating square footage of signage provided they do not exceed 100 sq. ft. and get approval from the Planning Commission as well, Ralph seconded the motion. Approved unanimously.

Lamoille South Supervisory Union's permit for the alternative school located at the radio station building is up for renewal. Theresa made a motion to waive the hearing and approve a one year extension of the permit, Rose seconded the motion.

Lamoille View Senior Citizens Apartments request for a waiver of hearing to add one additional unit to have a managers apartment on premises to meet new state and federal regulations. Ralph made a motion to waive hearing and approve the increase providing that they had land enough to allow for the additional unit, seconded by Gary. Approved unanimously.

Gloria Wing request for waiver of hearing for a variance for a new handicap ramp at the Senior Center. Ralph made a motion to approve provided Ms. Wing supplies the Board with a site plan and a letter from Cumberland Farms that they have no problem with the handicap ramp location, Seconded by Gary. Approved unanimously.

Deliberative session closed at 7:19 pm. Motion by Rose and seconded by Ida-Mae. Approved unanimously.

Respectfully submitted,



Kenneth V. Sweetser, Scribe.