

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- JUNE 15, 1988

BOARD MEMBERS PRESENT: Jean Wickart; Donald Anderson; Rose Lambert; Paul Nesky; Michael Boudreau; Theresa Breault; Mac Miller; Roy Marble arrived at 8:36 P.M., after advising he would be late.

BOARD MEMBERS ABSENT: N/A

ZONING ADMINISTRATOR: Gloria Wing

GUESTS PRESENT: [See Attached List]

The meeting was called to order by Chairman Paul Nesky at 8:06 P.M. who reviewed the minutes of the June 1, 1988 meeting for omissions/corrections. Mac made the motion to accept the minutes as presented. Don seconded. All in favor.

8:07 P.M. -- SITE-PLAN APPLICATION/GARY SMITH presented a map of the property for property owner Larry Lucier for development. Smith advised he plans to build the road to Town Specifications, but will not expect the Town to take the road over. Paul advised that the Board would require a 50' right-of-way, but this does not guarantee the Town would take over the road.

Smith advised the property consists of approximately 15 acres and soil tests indicating suitable for five (5) lots.

Don made the motion to grant the applicant approval of the Site-Plan. Jean seconded. Theresa advised she would like to do a Site-Walk of the property. Rose, Julie, Mike and Jean agreed. Don re-cinded his previous motion as did Jean, with Don making a motion to recess this Hearing to July 6, 1988 at 8:30 P.M. to allow Board members to do a Site-Walk. Rose seconded. All in favor. Arrangements will be made with Smith to do the Site-Walk.

Gary Smith advised he would like to discuss a right-of-way amendment to Allen Lawrence's property to service two (2) lots off Lawrence Road. Bill Moulton advised this would mean two driveways. Mac made the motion to grant approval of amendment; Don seconded. All in favor.

8:27 P.M. -- RECESSED HEARING/DAN DONZA'S AUTO BODY SHOP EXPANSION - CONDITIONAL USE. Paul advised the same criteria was required that was required on 06/01/88. Donza presented blue-prints of plans. Donza advised that after the 06/01/88 meeting he and the Honnold's went to the property and they have reached an agreement for screening which he will do as per their request.

The expansion building will be of the same red Board and Batten exterior as the present building, with white trim.

Mac made a motion to approve previously presented information and all information presented at this meeting for approval of this expansion. Don seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown, VT Zoning By-Laws, ARTICLE II, SECTION 203, (b) Page 3, this application was

MORRISTOWN PLAN. COM./BOARD OF ADJ. MINUTES
06/15/88
PAGE 2

granted approval. Gloria will issue permit.

8:31 P.M. -- WARNED HEARING--CONDITIONAL USE/EVERETTE BOYCE. Rose inquired if the Board shouldn't do a Site-Walk of the property due to parking problems in this area. Gloria advised that Boyce has not purchased 4,000 sq. ft. of additional adjoining property. Jean made the motion to recess this Warned Hearing to July 6, 1988 at 8:30 P.M. as no one was here to present plans. Don seconded. Paul advised that further information had been discovered. All in favor.

8:36 P.M. -- SITE-PLAN REVIEW/GREG SEMOS, representing McDONALD CORP. came before the Board due to their having had to change their Site-Plan as the result of a property line change, which resulted in their losing parking spaces. Semos advised they lost 17-1/2 feet from the entrance from Ames, causing a loss of 8 or 9 parking spaces. Semos advised there has been an internal agreement not to change anything else; that this would allow for more grassy area, enabling better controlled parking. There will still be 52 parking spaces and they plan to start construction as soon as all permits. Semos advised that Harry Wallace of Burlington, VT, who also manages the Stowe McDonald's, has been accepted to operate this proposed McDonald's.

Don made the motion to grant approval for the amended Site-Plan. Jean seconded. Michael asked what was the seating capacity and was advised by Semos there would be 52 tables with 85 seats. All in favor. Amended Site-Plan approval granted.

FACTS OF FINDING: Approval granted under the Town of Morristown's Zoning By-Laws, ARTICLE IV, Section 401, Site-Development Plan Approval, Page 13.

GENERAL DISCUSSION: Gloria advised that somebody wants to add apartment where Scott West lives; that Board Members: Roy; Rose and Julie are up for re-appointment to the Board, inquiring how the Board would like to handle this. Mac made a motion to request Selectmen to re-appoint these three (3) Board Members. Don seconded. All in favor.

Gloria advised that Junior and Betty Cole, dba/Beaver Meadow Development are preparing to develop a one-acre lot, on RT 100, across from Sinow's for an Antique Shop and one apartment; that they will need a specialized septic system due to the soil in this area.

Also, Fred Parot plans to develop 64 acres he has purchased on the left on RT 100, south; that presently he has not filed any plans with the State; that Jimmy Dodge is looking into his excavation of the land, as he was bull-dozing the dirt into the brook.

Jean advised the Board should make provisions for Site Review of Development in the By-Laws as there is none presently.

Paul advised he attended the Village Trustees meeting; that the Board is

not willing to donate any money for Zoning/BOA, as they feel people are already paying. Paul advised that 25% of the applicants that comes before the Board are Village residents. Mac stated he felt the Village residents benefited more from Zoning/Planning than the Town residents do. Paul also discussed the Board's plans for proposed amendments to the By-Laws in the Town and Village, and advised that the Village Trustees suggested raising the fees to raise money for the Plan./BOA.

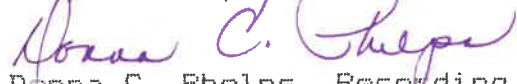
Gloria advised that after July 1, 1988, there should be received from the State approximately \$8,000 for the Planning Budget.

Theresa said she has spoken to Gerry Audy and has asked him to come to a Board meeting, stating he is desperate for storage for his trucks/equipment. Also, Theresa advised the Board that Audy stated he didn't have time to prepare plans for proposed Site-Plans.

Theresa, Michael and Jean voiced their concerns regarding the traffic problems at and near the junction of RTS 15/100 in Morrisville, especially with the added development in the near-by future.

Jean made the motion to adjourn at 9:15 P.M. All in favor.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Plan. Com./Board of Adj.

/dp

NEXT SCHEDULED MEETING . . . JULY 6, 1988 @ PUBLIC SAFETY BUILDING

AGENDA 8:00 P.M. BEAVER MEADOW DEV. CORP/COND. USE--Antique Shop/Apt. RT 100-5, RR;
KINNEY DRUG/VARIANCE for Sign Size;
CARROLL PETERS/SITE-PLAN for Sub-Division on Lawrence Road;

8:30 P.M. GARY SMITH/RECESSED HEARING
EVERETTE BOYCE/RECESSED HEARING
UNION BANK/VARIANCE of Set-Back on Portland Street (possibly to allow temp. trl. for office space)

DON PURCELL/Ext. of Cond. Use Permit.

Guests. Please Sign (Print)

- | Name | Mailing Address |
|----------------------------|--|
| 1. Don Donyu | RFPI BOX 2700 Stowe VT |
| 2. Bill Woulton | MORR. U.S. |
| 3. Gary Shuter | P.O. Box 420, STOWE, VT. 05672 |
| 4. Greg Semos | McDonalds Corp
15 British Amer. Blvd
Latham NY 12110 |
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