

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
JUNE 12, 1991

Gloria

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

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 reviewed the minutes of the May 22, 1991 meeting for amendments/corrections. Theresa moved to accept the minutes as written. Ralph seconded. All in favor.

7:30 P.M. -- WARNED HEARING/VARIANCE - CONDITIONAL USE; CHANGE OF NON-CONFORMING USE (2 SITES). LAMOILLE VALLEY BROADCASTING. A radio station with antennae and satellite dish at the former Country Junction, RTS 15/100, and a radio tower to be located on Cote Hill.

Jean administered to sworn oath to all parties involved.

Bill Riley advised they are negotiating the purchase of the Country Junction property and plan on a 08/01/91 closing date; that they in turn will lease part of the building to Alternate Education for another year.

There will be landscaping and improvements to the exterior of the building; there are nine (9) parking spaces and space available for more if needed. A satellite dish will be located on the RT 15/100 site, which will be electronically linked to WDEV in Waterbury in order to carry some of the same programs as WDEV.

Mr. Riley advised they have met with the Lamoille Planning Commission and there are no restriction other than being handicap accessible and the electrical provisions.

Mr. Riley suggested the Board schedule a Site-Walk of the Tower Site, which would be located on Cote Hill. The tower will be 155' high, located 100' back from the boundary, anchored by three (3) guy wires; this will be on property leased from Tom and Robin Cote, accessed from Cote's. There will be underground 220 power line, with a small building (12' X 16') to house the generator necessary when the power is out and would be willing to install a generator large enough to accommodate the surrounding property owners during power outages. Prescott Towers, of Rutland, VT will do the tower work.

Gary asked if this would be classified as an Airport Hazard. Mr. Riley advised that regulations would not require the tower to be painted. Gary advised the Board will need a letter from the State advising such.

Angela Cote, an adjacent property owner, living in MA, has stated her concerns and also sent a letter to Richard Cote. Copies of her

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letter were provided to the BOA members and Gloria. She will be coming to Morrisville on June 22/23, 1991 and Mr. Riley will be meeting with her at that time.

Mr. Riley advised they plan to operate the same hours as WDEV; there will be local programming, covering local events, etc., and Lamoille County news, with mainly country music.

Ralph made the motion to Recess this Hearing until 8:00 P.M. on June 26th. Jean seconded. All in favor.

Ralph then made a motion to schedule a Site-Walk of the Tower Site, on Cote Hill on June 26th at 6:00 P.M. Don seconded. All in favor.

Gary requested Mr. Riley provide letters regarding this proposed project from all the abutting property owners.

Mr. Michaels of WDEV advised that the satellite dish may possibly be located on Blush Hill in Waterbury, but they are requesting a Permit in the event they find it necessary to locate it at the RT 15/100 site in Morrisville.

GENERAL DISCUSSION: Gary discussed the large sign, advertising 'Crafts', with approximately 5' to 6' lettering, located on Joe's Pond Road. There has been no permit granted. Gloria will see the people involved and advise them to remove the sign immediately, with the full backing of the Board of Adjustment.

Gloria advised the Town Zoning Amendments are proceeding. The Selectmen have a Public Hearing scheduled for THURSDAY, JULY 18TH, 1991.

The BOA requested copies of the proposed changes for review.

It was discussed that 'Temporary' Signs should be addressed in the Town's Amended By-Laws. These are addressed in the Village By-Laws, and are allowed for seven (7) days only.

The BOA voiced their disappointment regarding the sign (moveable) in front of the Clansman/Morrisville Lanes. Theresa advised she will mention this to Cathy Voyer.

Ralph made the motion to adjourn the meeting at 8:33 P.M. Theresa seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment