

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of June 10, 2010

Members Present: Gary Nolan (Chair), Theresa Breault, Paul Trudell, Chris Wiltshire, Jean Wickart & Karyn Allen.

Recorder: Erica Reed. Administrative Assistant

Gary Nolan (Chair) called the public meeting to order at 7:30 PM.

Motion made by Jean Wickart, seconded by Paul Trudell to approve April 22, 2010 minutes as presented. Motion approved (6/0)

WARNED HEARING: Jolyri, LLC- Functions held at the Maple House Inn. .

Gary Nolan introduced the application to be reviewed under Sections 250, 460 & 630 of the Zoning & Subdivision bylaws. Theresa administered the sworn oath to Lynn Delaire, Applicant Laurie Johnson & Wendy Andres, Neighbors of the Maple House Inn on behalf of the applicant and others present for this hearing.

Lynn explained that she wishes to hold gatherings & functions such as wedding receptions, birthday & retirement parties, seminars etc. for up to 75 people. Currently the Maple House Inn is permitted for a Bed & Breakfast with 4 suites accommodating up to 8 guests. Paul Trudell asked if there would be parking enough for up to 75 guests. Lynn stated that her parking lot can accommodate up to 35 cars. Bylaws state for that type of business, there would need to be one parking space for every 3 seats. Lynn stated that they would be open for business 12 months out of the year but didn't expect to have that many functions due to people generally looking for space to hold 100 people or more. Karen asked if there were any trees or fences separating the Maple House Inn from her neighbors. There are two neighbors that would be affected, one directly across Maple Street and one to the east of her property. The Maple House Inn neighbors, Laurie Johnson and Wendy Andres were mostly concerned about noise level and street parking. The Town does have a noise ordinance which is in effect from 10PM-5AM. Laurie stated that last July there was a function there and it was quite loud. Laurie plans to sell her house within the next 5 years and doesn't want this to be an issue at that time. Wendy was also concerned with noise as she works weekends and has to get up pretty early. She was also concerned about overflow parking on the street.

The DRB asked if there was a capacity report from Labor and Industry. Lynn stated that she didn't think she had received one.

Motion made by Chris, seconded by Paul to recess for deliberative session to discuss the application before them. Motion approved (6/0)

The meeting adjourned at 8:15PM.

Respectfully submitted,
Erica Reed, Recorder

Minutes approved on: