

**MORRISTOWN BOARD OF ADJUSTMENT**

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Minutes of June 8, 1995

Members Present: Gary Nolan, Theresa Breault, Ida-Mae Anderson, Keith Thompson, Jean Wickart, Francis Willey, Ralph Wiltshire, and Paul Trudell.

Members Absent: none

Zoning Administrator: Kenneth J. Sweetser

Guest Present: See sign in sheet attached

The meeting was called to order at 7:30 p.m. by Gary Nolan, Chairman.

The minutes of May 25, 1995 and May 31, 1995 were approved as written unanimously.

**MANOSH/GRAND UNION RENEWAL OF PERMIT # 94-073**

Gary Nolan excused himself from this renewal due to a conflict of interest.

Ralph made a motion to renew Permit # 94-073 the Manosh/Grand Union and waive the full hearing.

Theresa seconded the motion.

The motion passed unanimously.

**WARNED HEARING CONDITIONAL USE, LAMOILLE WOMENS CRISIS HOME, INC.**

Gary gave an overview of the application and this application will be reviewed under the following Sections: 220 High Density Residential, 223i Residential or Group Homes, 450-453.1 Parking Requirements, 630-635.9 Conditional Uses. The applicant has all of the require sign offs except water which will be granted when the applicants increase the size of pipe that feeds their structure.

Jack Peduzzi gave an overview of the project which will consist of the removal of an outside set of stairs, a 10' X 30' addition, and major interior renovations that will bring the structure in compliance with all required codes.

Parking has been a problem in the past, but with all new employees in the past few months they have enacted a parking policy to address these concerns.

They have a total of seven employees who work at the home. They conduct two support group meeting per week and a monthly

Board of Directors meeting and do not foresee any increase in the number of support group meetings. Annually they provide 800 to 1,000 bed nights for women and children.

Neighbors expressed concern that the neighborhood should be kept residential in appearance and that they did not want people parking in front of their driveways.

The hearing was recessed to a deliberative session to follow the hearings tonight.

#### WARNED HEARING CONDITIONAL USE JNB, INC.

Gary gave an overview of the application and stated that it would be reviewed under the following Sections: 280 Rural Residential/Agriculture, 283a Home Industry, 450-453.1 Parking, 460-462.7 Home industry, and 630-635.9 Conditional Uses.

Nancy Lavanway gave an overview of the project. They wish to convert the milk house into a work area and retail area for a engraving shop, with crafts and gifts that they engrave. This area is 256 square feet and they would like to use a 546 square foot area for storage of materials and supplies. The structure currently contains three apartment in which her daughter lives in one, and she will run the business. Parking is all ready established from when the build housed a commercial business whose grandfather clause has expired. The building contains over 14,000 square feet of total floor space.

The hearing was recessed until later tonight for a deliberative session.

#### RECESSED HEARING CONDITIONAL USE HOME INDUSTRY HEATH PERRAS, ET. AL.

Gary reopened the hearing. The application is to be reviewed under sections: 280 Rural Residential/ Agriculture, 283a Home Industry, 450 Parking, 452.i Parking Industrial, 460 Home Occupation, and 630 Conditional Use.

No evidence was given or taken and the hearing was recessed to a deliberative session later tonight.

#### RECESSED HEARING CONDITIONAL USE BULK STORAGE OF FUEL, PETER BOURNE AND DAWN ANDREWS, D/B/A BOURNE'S, INC.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under the following Sections: 280 Rural Residential/Agriculture, 283j Bulk Storage of Fuel, 450-453.1 Parking, 480-481h Bulk Storage of Fuel, and 630-636.9 Conditional Uses.

Peter Bourne and Dawn Andrews gave an overview of the project. They wish to store empty residential propane tanks on the site of their existing oil storage facility. They propose moving the tanks into a 75' X 75' fenced in area that will be

screened behind trees. They buy tanks by the truck load when needed, approximately twice a year. Tanks are purged on site to remove air and moisture from the tank and to install a small amount of gas vapor on site. This is done on their property rather than at the customers location as it can be a noise process when air is released.

The Board and the applicants discussed the conditions placed on permit # 94-177 issued last year for this parcel, and if the conditions have been met and if not what the time frame is completion of those conditions.

The hearing was recessed to a deliberative session to follow.

The Board entered into a deliberative session at 9:38 pm.

The Board exited the from the deliberative session at 11:50 pm.

The Board approved Lamoille Womens Crisis Home, Inc. and Heath Perras et. al, with conditions.

The Board recessed the deliberative session on JNB, Inc., and, Bourne, Inc. until June 22, 1995.

Paul a motion to adjourn the meeting, seconded by Ida-Mae and passed unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.