

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- JUNE 1, 1988

BOARD MEMBERS PRESENT: Jean Wickart; Michael Boudreau; Rose Lambert; Roy Marble; Don Anderson; Mac Miller; Paul Nesky and Julie Bourne.

BOARD MEMBER ABSENT: Theresa Breault.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS PRESENT: [See Attached List]

The meeting was called to order at 7:33 P.M. by Chairman Paul Nesky, who reviewed the minutes of the May 18th, 1988 meeting for omissions/corrections. Jean advised there was one (1) correction to be made in the last paragraph on Page 2, RE: Mac's motion to schedule applicants. Jean advised that Paul, Julie and she voted "No"; that there were four (4) votes "Yes" in favor. Also, that Michael Boudreau's name was omitted as being absent.

Don made the motion to accept the minutes of 05/18/88 as amended. Julie seconded. All in favor. So accepted.

7:38 P.M. -- WARNED HEARING/DAN DONZA was in attendance seeking approval to allow an enlargement of his Auto Body Shop, located on Sterling Brook Road. Donza presented a sketch of his proposed plans. Malia and Robert Honnold of Shelburne, VT were in attendance to voice their concerns, stating they had no objections to the enlargement, only that eventually they plan to retire to their property that adjoins Donza's and construct a residence and would like Donza to plant shrubbery/screening to improve the view from their property. Donza said this will be done, as there is very little screening there no.

Paul asked Donza where his drawn to scale plans were and all other written criteria required by the Board for review for a Warned Hearing. Donza advised he didn't bring anything other than the sketch, but he knew in his mind what he is going to do and Gloria told him to come in. Donza stated his plans are to move out of the existing building and either use it for storage or rent it; that he needs higher ceilings and more light. The exterior will be the same as the existing building. The proposed building will be approximately 3078 sq. ft.

Paul advised Donza the Board would have to have all criteria in writing before acting on this application and suggested recessing this Hearing to a future date.

Roy made the motion to RECESS this Warned Hearing to JUNE 15, 1988 @ 8:00 P.M. Don seconded. All in favor.

8:00 P.M. -- WARNED HEARING/RALPH & JOE ALFIERI were in attendance seeking approval to allow an enlargement of their Auto Body Shop, located on the Golf Course Road, a CONDITIONAL USE. The Alfieri's presented complete plans/blue-prints for their proposed "L" shaped enlargement, which will be approximately 2177 sq. ft. and be similar in appearance to the existing building. The addition will also house office space. They advised that there is the possibility of hiring one (1) additional person, presently

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there are three (3) people employed.

Mac made the motion to grant approval of this addition as the plans were presented. Don seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.1, Page 3, CONDITIONAL USE and Section 305, this application was granted approval by the Board.

GENERAL DISCUSSION: Paul advised the Board of his discussion with the Board of Selectmen.

a] That in the future, developed lots consisting of three (3) or more, will not have to be built to Town Specifications, until they request the Town to maintain the roadway, only that there is a 50' right-of-way.

b] Charlie Hess' Junk Yard was discussed and Brian is to provide a copy of the License and believes it was for three (3) years; that there was no specifics on the license to Brian's recollection.

Gloria inquired if Dick Towns had complied with the conditions he agreed to by the dead-line date.

INFORMAL DISCUSSION: ALICE & DAN DESMOND were in attendance to discuss with the Board their plans to sell the Motel business, located on RT 100 south of the village. They inquired if new owners would be allowed to enlarge the property, which would provide a profitable income. The Board advised that they should speak with all their neighbors as to their feelings and the new owner would have to be the one to come before the Board with plans of intent of enlargement of the business. Roy suggested checking the sewage system capabilities; presenting a complete Site-Plan drawn to scale and obtaining Permits from the Health Officer. Paul advised that if all criteria was met and the neighbors had no objections, it was most likely the Board would act favorably to an application.

Gloria advised she recommended the Board do a Site-Walk of the Everette Boyce property, as she and Bill Moulton had been down and there was a parking problem in the area.

Paul advised Gloria to write Brian Cochran a letter, giving him a specified number of days to remove his sign and/or obtain a Permit or refer the matter to the Town Attorney.

The Board agreed that Gloria should do a follow-up on all sign violators in the Town/Village.

Paul advised he discussed with the Selectmen the matter of Impact Fees on future development; that the Board will be setting up guide-lines for same.

8:45 P.M. -- WARNED HEARING/KINNEY DRUGS -- Variance for Signage. Kinney representative(s) did not show up for this Hearing.

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9:00 P.M. -- RECESSED WARNED HEARING/VINCENT PERRELLI, WITH MRS. PERRELLI, PAT BRESLIN in attendance seeking approval to allow two (2) apartments and one (1) medical office in the former Wallace Peck residence. Ms. Breslin presented complete, revised plans, drawn to scale, showing 14 parking spaces, advising the front entrance would be used for tenants with the side entrance used for access to the medical office.

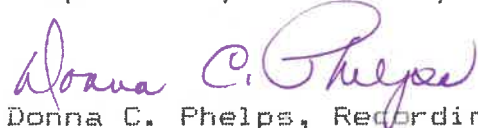
Roy stated that as Ms. Breslin had provided the Board with all written criteria requested, he made the motion to grant approval to allow two (2) apartments, (one additional apt.) and one (1) medical office. Mac seconded. The Board advised of their concern of people parking on the street and grass area; that it would not be allowed. Roy made the motion to call the question. All in favor. Paul polled the Board, with Rose and Don voting "No"; Roy; Mac; Jean; Julie and Mike voting "Yes". Application granted approval by the majority of the Board members.

FACTS OF FINDING: Based on and examined under Village of Morrisville's Zoning By-Laws, ARTICLE II, MDR, Table 205.2, Page 5, CONDITIONAL USE-PERMIT REQUIRED (1), this application was granted by the Board as there were no objections from adjoining property owners and presented plans met the required criteria.

GENERAL DISCUSSION: Paul advised the Board he discussed with the Selectmen the Recording Secretary's salary increase and they had officially increased the salary from \$5.00 per hour to \$6.50. That the Planning Commission/Board of Adjustment would in the near future go back to the Selectmen seeking an additional increase. The Board members then discussed with Gloria the Planning Commission's budget and the amount of monies received to date. Gloria advised that the Village Trustees did not contribute any monies toward the Planning Commission/Board of Adjustment budget, but did enjoy same the benefits as the Town. Paul advised he would go to the next Trustees meeting and request they contribute a sum of money to help defray operating costs. Roy advised he would also attend. It was decided the Planning Commission/Board of Adjustment would put together a budget by November, 1988.

The meeting was adjourned at 9:43 P.M.

Respectfully Submitted,



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

/dp

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