

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

May 26, 2011 Meeting Minutes

Members Present: Karyn Allen, Theresa Breault, Brian Irwin, Ron Stancliff, Paul Trudell, Jean Wickart and Chris Wiltshire

Members Absent: Gary Nolan (Chair)

Recorder: Todd Thomas, Zoning Administrator (ZA)

Guests: Keith Geissler, Everett Small, Sally Small and David Small

Acting Chair Trudell called the meeting to order at 7:30 PM. Member Breault moved to approve the April 28, 2011 meeting minutes. The motion was affirmed by a vote of 7-0. The Board tabled approval of the May 12, 2011 meeting minutes until a future meeting.

WARNED HEARING: REK Holdings, 582 Laporte Rd, CU & SDPA for 9,600sf Addition

Acting Chair Trudell read the hearing notice for the request of applicant REK Holdings for §500 Site Development Plan Approval and a §630 Conditional Use allowance to construct a 9,600sf addition to the rear of the existing records storage building on parcel 07-326, which is located at 582 Laporte Rd in the §265 LVGC zoning district. Acting Chair Trudell noted that the application would be reviewed under uses: Business/Professional Office, Business Services & Commercial Uses. ZA Thomas said that Ed DeBor of REK Holdings could not attend the meeting and that he had asked that the application simply be considered on its merits. Member Stancliff noted that the Board received a public comment on the proposed project from the Chair of the Bishop Marshall School Board of Trustees, which stated that the school “requests visual screening around the proposed expansion.” Member Allen suggested applying the same landscaping condition to this project that was applied to the adjacent Rock Art Brewery. Member Trudell said that he wants a landscaping plan submitted that provides screening for the school from the proposed addition. He also added that this plan should show Rock Art’s proposed landscaping. Member Wickart moved to approve the proposed project, provided that the new building not have any exterior lighting and that the aforementioned landscaping plan is submitted for ZA review – with the Board retaining the option to require one and three year project reviews for landscaping requirements. The motion was affirmed by a vote of 7-0.

DISCUSSION: Keith Geissler, 574 Churchill Rd, CU & SDPA for Home Business Request

Acting Chair Trudell read the hearing notice for the request of applicant Keith Geissler for §500 Site Development Plan Approval and a §630 Conditional Use allowance to convert an existing accessory building into a physical therapist’s office on parcel 17-027, which is located at 574 Churchill Road in the §260 RRA zoning district. ZA Thomas distributed the Bylaw’s requirements for Home Businesses and noted that the application was a request for such a use. Mr. Geissler addressed the Board and said that he is in the process of purchasing 574 Churchill Road and hopes to operate his physical therapist office out of the existing garage on the property as a Home Business. Mr. Geissler added that he currently operates a physical therapists office by the hospital and that he would be moving his office to the Churchill Road location. Upon request by Member Allen, Mr. Geissler responded that the footprint of the home is approximately

2,180sf. Member Wiltshire said that the garage was less than 25% of the size of the combined structures on the lot, as required by the Home Business regulations. Mr. Geissler added that no new lighting is planned for the garage and that there is adequately screened parking to the side of this structure. Upon a request from Member Breault, Mr. Geissler said that his hours of operation would be Monday through Friday from 8 A.M. to 5 P.M. Mr. Geissler added that he does not foresee the need for a sign for his business, other than a small identification of such on the mailbox. Member Wiltshire moved to approve the proposed application, as it satisfied the requirements for a Home Business under §460 of the Bylaw. The motion was affirmed by a vote of 7-0.

DISCUSSION: Everett Small, 5815 Randolph Rd, CU & SDPA for Home Business Request

Acting Chair Trudell read the hearing notice for the request of applicant Everett Small for §500 Site Development Plan Approval and a §630 Conditional Use allowance to convert an existing accessory building into an appliance sales and service center on parcel 16-145, which is located at 5815 Randolph Road in the §260 RRA zoning district. Acting Chair Trudell noted that the application would be reviewed under use: Home Business. Mr. Small addressed the Board and said that he is applying to fix and resell appliances in his existing garage. He added that he has been doing this for many years, but he would like to do more of it now that he has additional time on his hands. Member Irwin clarified that Mr. Small is attempting to create a small Home Business from something that used to be a hobby. Mr. Small agreed. Acting Chair Trudell noted that the Board received a public comment on the proposed project from Diane & Jim Erwin, which expressed concerns regarding potential project impacts, including: noise, lighting, traffic patterns, parking, property values and preservation of natural beauty. Mr. Small provided the Board with photographs of his property showing heavy screening already in place around the garage, the Erwin's property line and also from Randolph Road. Member Stancliff asked if the applicant would be doing any work late at night. Mr. Small said that he would not. Mr. Small added that if his business receives lots of visitors that he would rent a downtown storefront. Member Wickart moved to approve the requested the §460 Home Business application, provided that there is no outside storage of any items relating to the business. The motion was affirmed by a vote of 7-0.

The meeting adjourned at approximately 8:30 PM.
Respectfully submitted, Todd Thomas, ZA