

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES

May 26, 1993

BOARD MEMBERS PRESENT: Chairman Gary Nolan; Rose Lambert; Ralph Wiltshire; Ida Mae Anderson; Jean Wickart and Paul Trudell.

BOARD MEMBERS ABSENT: Theresa Breault (Excused).

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS: Bruce Killian; Phyllis Jewett; Sally Lumbra; David Earley; Ted Lambert, Jr.; Phyllis Fitzgerald & Richard Cron.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of 05/12/93 for amendments/corrections. Ralph made the motion to accept the minutes as printed. Paul seconded. All in favor.

7:31 P.M. -- BRUCE KILLIAN was in attendance with application for a SIDE & FRONT VARIANCE FOR THE CONSTRUCTION OF A GARAGE to be located on the Randolph Road, measuring 35' X 35' on a 30.1 parcel of land.

Jean administered the sworn oath to Mr. Killian. Gary advised this would be heard under the Town of Morristown Zoning By-Laws, Section 416, VARIANCES & under Section #4468 of the ACT.

The Board received a letter from the Van de Kamps stating they did not have objections to Killians plans or to the Board granting the requested Variances.

Mr. Killian advised that he would need approximately 30-35' front set-back and would eventually be connecting the house and garage together; the proposed plans are to place the garage at an angle and is requesting a variance for this site as they wish to take advantage of the southern exposure to the house. After a brief discussion, Ralph made the motion to recess this Hearing until the Board receives a complete set of plot plans. Jean seconded. All in favor. Mr. Killian advised that he could provide these plans in the time it took him to go home and bring them back. The BOA advised him that they would not be able to act further on this Hearing until after the other scheduled applicants had been heard, to which Mr. Killian was agreeable.

7:45 P.M. -- DAVID EARLEY was in attendance with application for a SIDE VARIANCE FOR THE CONSTRUCTION OF A DECK AND PORCH ON THE BACK OF HIS HOUSE, LOCATED ON RT 12 IN THE TOWN OF MORRISVILLE, REQUESTING AN 8' VARIANCE.

Jean administered the sworn oath to Mr. Killian. Gary advised this would be heard under the Town of Morristown Zoning By-Laws, Section 416, VARIANCES & under Section #4468 of the ACT.

Mr. Earley presented a plot plan, which he had discussed his plans with Mrs. Lucy Nisbet. Mrs. Nisbet noted on the plans that she, as adjoining property owner did not object to his proposed Variance.

Jean made the motion to approve the 8' Variance requested. Ida Mae seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown Zoning By-Laws, Section 416, VARIANCES & under Section #4468 of the ACT and being no

objections by the adjoining property owner, the Board granted approval of an 8' variance to allow a deck and porch to be constructed.

8:00 P.M. -- TED LAMBERT, JR./was in attendance presenting an application for a VARIANCE FOR A FRONT SET-BACK for the construction of a two car garage at the former Helen Clark property located on RT 12/Sand Hill.

Jean administered the sworn oath. Rose Lambert abstained from any participation in this Hearing. Gary advised that this would be heard under the Town of Morristown Zoning By-Laws, Section 416, VARIANCES & under Section #4468 of the ACT.

Ted advised they are purchasing this property on 05/28/93 and wish to construct a garage measuring 26' X 30', which will be set back two (2') from the house, but will need a 13' Front Set-Back Variance.

After a brief discussion, Jean made a motion to grant approval of a 13' Front Set-Back Variance. Paul seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown Zoning By-Laws, Section 416, VARIANCES & under Section #4468 of the ACT and being no objections by the adjoining property owner, the Board granted approval of an 13' Front Set-Back Variance to allow a 2 car garage to be constructed.

8:15 P.M. -- PHYLLIS FITZGERALD -- VARIANCE FOR A SIDE-SET BACK at 15 Maple Street, in the Village of Morrisville, zoned MDR, for the extension of a garage.

Jean administered the sworn oath. Gary advised that this would be heard under the Village of Morrisville Zoning By-Laws, Section 416, VARIANCES, Page 19 & under Section #4468 of the ACT.

Mrs. Fitzgerald advised she wishes to extend the length of her garage by 6' and widen it by 2' as she can't open her car door inside her present garage door which is 22 feet wide. After further discussion, it was clarified that Mrs. Fitzgerald will be completely rebuilding her foundation and garage and is seeking a side set-back only from the required 10' to 6'.

Mrs. Phyllis Jewett, adjoining property owner, was in attendance and advised she wouldn't want the structure any closer because of the possibility of fire as she understands they store a lot of tires there; that she would rather have it placed down along the cedar hedge.

Ralph made a motion to RECESS this Hearing until JUNE 8th, 1993 @ 6:30 P.M. and at that time conduct a Site-Walk of the property; that the Board be provided with a Survey of the lot at or before the time of the Site-Walk; also, a complete set of specific plans be presented to the Board members. That the Board would continue the Hearing in a Deliberative Session on June 23rd, 1993. Paul seconded. All in favor.

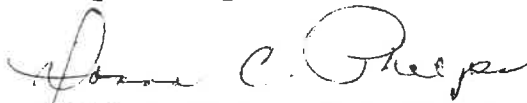
Ralph then advised he wished to amend his motion regarding the Killian Hearing; to RECESS the Hearing and conduct a Site-Walk of the property on JUNE 8th, 1993 @ 7:00 P.M.; that at the time, Mr. Killian is to present for the Board's review a complete plot plan with specific dimensions and drawings out-lining the dimensions of the garage; to include the 50' right-of-way location. That the Hearing would then be reconvened on June 23rd, 1993 for a Deliberative Session.

Rose seconded. All in favor.

GENERAL DISCUSSION: The Board received a newspaper clipping of an advertisement of monthly auctions to be conducted by Robert Davis at his RT 100-South property. In discussion, the Board stated they were not apprised of this business when Mr. Davis came before the Board and directed that a letter be sent to Mr. Davis requesting that he apply for a Conditional Use Permit for a Consignment Business as advertised.

Jean made the motion to adjourn; Ralph seconded. All in favor at 8:55 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

AGENDA:

JUNE 8th, 1993 . . . 6:30 P.M. SITE-WALK @ FITZGERALDS
JUNE 8th, 1993 . . . 7:00 P.M. SITE-WALK @ KILLIANS

June 9, 1993

7:30 PM Auto Care, Variance, banners (3), Rts 100 & 15.

7:45 PM Duffy, RH, gym. school

8:00 PM Bob Bocock, Pack & Park, Variance, sign, Rt 100, S

8:15 PM Gary Hazard, CU, light industry, furniture, Main St.
(Barrows/Mercia Bldg.)

JUNE 23rd, 1993 . . . DELIBERATIVE SESSIONS: Fitzgerald
Killian

BOA - 5-26-93

June/Aggrieved

1 Bruce K. Elman

2 Phyllis Jewett RD2, Box 1560, Plumas

3 Sally A. Lumbra

4 David Early

5 TED LAMBERT JR

6 Phyllis Fitzgerald

7 Richard J. Cron

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