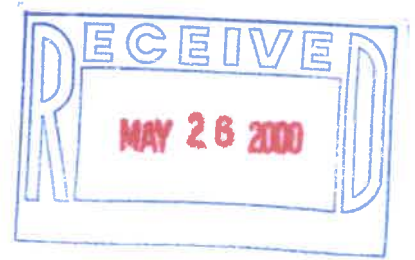


**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of May 25, 2000

Members Present: David Silverman, Gary Nolan, Carol Jennings, Mary Brainard, and Theresa Breault,.

Members Absent: Jean Wickart and Tom Paine.

Guests: Jim Michelson, Rae Michelson, Cindy Buckler, and Kenneth Harvey

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

David made a motion to approve the minutes of May 11, 2000, as corrected.
Carol seconded the motion and it passed unanimously.

WARNED HEARING, K.A. HARVEY MANUFACTURED HOMES AND COUNTY OIL DELIVERY, 60' x 80' BUILDING, 30' X 40' BUILDING, TWO 30,000 GALLON OIL TANKS AND RELOCATION OF TWO EXISTING OIL TANKS, LEPPER ROAD.

Gary opened warned hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.h, 450-453, 481 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted prior to the hearing.

Gary explained that Mr. Harvey is unable to climb the stairs and they would be adjourning to the Lister Office for this hearing.

David made a motion to move this hearing until the last hearing of the evening.
Carol seconded the motion and it passed unanimously.

WARNED HEARING, JAMES AND RAE MICHELSON, HOME BUSINESS, LAPORTE ROAD.

Gary opened the hearing. The application is to be reviewed under Sections: 260, 263.a, 450-453, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning Subdivision Bylaws.

Theresa administered the sworn oath to James Michelson and Rae Michelson.

Ms. Michelson gave an overview of the application. They are operating a real estate business out of their home as a home occupation. They have seen the need to add staff for their business, so they are now asking for a home business. The business will occupy 500 sq. ft. of the porch and Judge Magoon's old office. They have parking for ten cars and are required for only six.

Mary asked if they would have more employees in the future.
Ms. Michelson said one to start with and no more than three in the future.
David asked if the parking lot by the office was going to be graveled.
Mr. Michelson said no, not to start with as the property is all sand, but if problems arise they will gravel the parking area.
David made a motion to approve this application with our standard conditions.
Theresa seconded the motion and passed unanimously.

WARNED HEARING DERRICK AND LISA BARRETT, HOME BUSINESS, ALMERON DRIVE.

Gary gave a overview of the application. The application will be reviewed under Sections: 260, 263.a, 450-453, 500-503.4 and 630-637 of the Morrisville/Morristown Zoning and Subdivision Regulations. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Derrick Barrett.

Mr. Barrett gave an overview of the application. They own 10 acres of land on Almeron Drive. The land has their house and two sheds. The propose to build a 28' X 38' cabinet shop to be a home business. They will add a small driveway off Almeron Drive. There will be no retail sales to the public. He does have small delivery truck who bring supplies and contractor drop off orders or orders are faxed to him. The shop maxes out the 25% allowed for home businesses.

Mary made a motion to approve the application with our standard conditions

Theresa seconded the motion and it was approved unanimously.

WARNED HEARING, SIDE SETBACK WAIVER REQUEST, 15'6" X 18' ADDITION PARK STREET.

Gary gave an overview of the application. The Application will be review un Sections: 225, 227.a, and 229.1 of the Morrisville/Morristown Zoning and Subdivision Regulations. A site walk was done prior to the hearing.

Theresa administered the sworn oath to Cindy Buckler.

Ms. Buckler gave an overview of the project. She would like to put back an addition where a shed used to be on the property. The old frost wall is still in place, she would utilize and pore a concrete slab. The building will be the same style as it used to be, in outward appearance. The addition will be for living space.

David made a motion to approve the application as presented.

Theresa seconded the motion and it passed unanimously.

RECESSED HEARING, ROBERT WARDWELL, 30' X 50' AIRPLANE HANGER, MORRISVILLE-STOWE AIRPORT.

Gary gave an overview of the application. The application will be reviewed under Sections: 260, 263.f, 450-453, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning

and Subdivision Bylaws.

The Applicant and his representative failed to show for the hearing.

David made a motion that the hearing be recessed to July 13, 2000, and that Ken will send a letter to the Applicant and his representative stating that they will be at the July 13th meeting and will be prepared, with all paper work submitted one week before the hearing or the application will be denied.

Theresa seconded the motion and it passed unanimously.

RECESSED WARNED HEARING, BRENT TOMLINSON, D/B/A TOMLINSON'S STORE, AMENDMENT TO PERMIT 95-131, BRIDGE STREET.

Gary gave an overview of the application. The application will be reviewed under Sections: 205, 206.a, 450-453, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

The Applicant and his representative failed to show for the hearing. Mr. Modle the Applicants representative did sent a letter requesting an extension of time as the applicant has not yet complete a final site plan.

David made a motion that the hearing be recessed to July 13, 2000, and that Ken will send a letter to the Applicant and his representative stating that they will be at the July 13th meeting and will be prepared, exterior lighting will be corrected, with all paper work submitted one week before the hearing or the application will be denied and the Applicant will be required to meet the conditions and site plan from the original approval of permit 95-131.

RECONVENED WARNED HEARING, K.A. HARVEY MANUFACTURED HOMES AND COUNTY OIL DELIVERY, 60' x 80' BUILDING, 30' X 40' BUILDING, TWO 30,000 GALLON OIL TANKS AND RELOCATION OF TWO EXISTING OIL TANKS, LEPPER ROAD.

Gary opened warned hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233.h, 450-453, 481 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. A site walk was conducted prior to the hearing.

Theresa administered the sworn oath to Kenneth Harvey.

Mr. Harvey gave an overview of the application. They wish to remove two existing sheds and construct a 60' X 80' building that will house their oil trucks and equipment. This is a single story building that will have radiant floor heating. The building will be vinyl sided with a pewter colored roof. The 30' X 40' building will be the same colors. This building will be a two story building that will be built into the bank so that from the upper area it will appear as a single story building. The building will not be heated and the upper level will be used to store pieces that come with the homes to be used when they are placed on a lots. The lower level will be for their plump and electrical supplies.

They will relocate the two existing oil tanks a 15,000 and 20,000 gallon fuel tanks to the west of their present location. The new tanks will be placed where the existing tanks are and

they are 30,000 gallons each. This will give them 105,000 gallons of storage about a two day supply in the wintertime. They have 40,000 gallon containment dike which meets the state and federal regulations. The lot and area will eventually be paved. They will be planting landscaping around the buildings. The fuel tanks will be painted a cream color.

David went through sections 481.

David asked about a four foot high metal fence around the tanks, valves and load apparatus as required in Section 481.d.

Mr. Harvey said that he would be putting a fence around the tanks, but it is not shown on the plans, so he would except it as a condition of the approval and asked about a fence between Colonial Manor and his property as he is having problems with vandals.

Gary said Ken Sweetser would work with him on the fence along the Colonial Manor property line.

David made a motion to approve the application with our standard conditions and that conditions 481 d, e. and f. be met.

Mary seconded the motion and it passed unanimously.

Other Business:

Ken answered questions on the proposed zoning bylaw updates.

Mary made a motion to adjourn the meeting at 8:40 PM

Theresa seconded the motion and it passed unanimously

Respectfully submitted,
Kenneth J. Sweetser, Scribe.