

MORRISTOWN BOARD OF ADJUSTMENT

P.O. BOX 748

MORRISVILLE, VT. 05661

(802) 888-6373



Minutes of May 25, 1995

Members Present: Gary Nolan, Theresa Breault, Ida-Mae Anderson, Keith Thompson, and Paul Trudell.

Members Absent: Jean Wickart, Francis Willey, Ralph Wiltshire

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.

Ida-Mae made a motion to approve the minutes of May 11, 1995 as written.

Theresa seconded the motion.

The motion passed unanimously to approve the minutes.

WARNED HEARING CONDITIONAL USE BUTTERNUT MOUNTAIN FARM, INC.

Gary gave an overview of the application, the applicant is requesting a conditional use permit for a 5,610 square foot addition. The application is to be review under the following Sections: 230 Industrial District, 233a, Manufacturing, 233c Warehouse, 450 Parking, 452i Parking Industrial, and 630 - 635.9 Conditional Uses.

David Marvin gave an overview of the project. Building will be 35' tall and is 92' X 60' with a fire proof hallway connection it to the main building. The building will be insulated but, unheated. Lighting will be zero cutoff down shaded shoe box design with metal halide bulbs. Maximum employees are in the fall when 20 people are employed, hopefully this number will grow.

The new 14 space parking area does not meet the set back requirements.

Theresa made a motion to approve the conditional use permit with the following conditions: Building is not to be over 35' tall, parking area is approved to be built elsewhere on the lot provided it meets the setbacks and is lighted with zero cutoff down shaded metal halide lights of a shoe box design.

Seconded by Ida-Mae and was approved unanimously.

WARNED HEARING CONDITIONAL USE LISA BEULL D/B/A TOMATILLOS

Theresa opened the hearing on Tomatillos at 8:05 pm.

The application will be review under the following sections: 210 Commercial District, 213d Restaurant, 450 Parking, 452h Restaurant Parking, 630 - 635.9.

Lisa Beull gave an overview of the project. It is located behind her restaurant. The project area is a 26' X 40' fenced in area with five tables for dining weather permitting. Lighting is down shaded attached to the building and "chili pepper lights" around the project. Operation is from spring to fall with 10:00 pm closing each day. Speakers for music may be outside but will be kept to the level inside the restaurant.

Paul made a motion to approve the permit with the following conditions: lighting is down shaded and does not provide glare on other properties, Music is to be no louder outside than inside and if complaints are filed a hearing will held on the music level and the Board will impose a decibel level, all signage to be within the allowable limits of the bylaws and a permit will be required from the Zoning Administrator.

Seconded by Ida-Mae and approved unanimously.

WARNED HEARING CONDITIONAL USE HOME INDUSTRY HEATH PERRAS

Gary opened the hearing at 8:45 pm. The application was reviewed under sections: 280 Rural Residential/ Agriculture, 283a Home Industry, 450 Parking, 452.i Parking Industrial, 460 Home Occupation, and 630 Conditional Use.

Heath Perras gave an overview of the project. The building was built in 1968 and 30' X 50'. Stairs and landing have been added and a door has be changed. They have added an apartment on the second floor. Most of the work is on their own truck with occasionally other peoples trucks and trailers. They own 3 trucks and 11 trailers. Theresa read a letter by Heath Perras and Gary read one from the Kristins.

Paul made a motion to recess the hearing to a site walk on June 8, 1995 at 6:30 pm with a hearing to follow after 7:30 pm.

Ida-Mae Seconded the motion and it was approved unanimously.

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

Respectfully submitted,


Kenneth J. Sweetser, Scribe.