

MORRISTOWN PLANNING COMMISSION/BOARD OF ADJUSTMENT -- MAY 18, 1988

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

BOARD MEMBER ABSENT: Theresa Breault.

ZONING ADMINISTRATOR: Acting Adm. Dayton Wakefield, in Gloria Wing's Absence.

GUESTS PRESENT: [See Attached List]

The meeting was called to order at 7:36 P.M. by Chairman Paul Nesky, who reviewed the minutes of the 05/04/88 meeting for omissions/corrections. Mac moved to accept the minutes as printed. Don seconded. All in favor.

7:37 P.M. -- WARNED HEARING/DENNIS PROVONCHA was in attendance seeking approval to allow a third apartment on his property, located on Bridge Street in Morrisville, VT. Provoncha presented his plans for the Board's review and stated he has spoken with his adjoining neighbors and they have no objection to his proposed plans. As this application met the criteria of the Village Zoning By-Laws, Mac made a motion to grant approval. Julie seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, ARTICLE II, Section 205.2 (#9), "MDR", Conditional Use, Page 5, this application was granted approval by the Board.

EVERETTE BOYCE HEARING had been cancelled due to not receiving the application for a WARNED HEARING; Mr. Boyce was present and the matter was explained to him.

GENERAL DISCUSSION: Paul discussed with the Board possible areas in the Town/Village for re-zoning to be considered. Paul advised the Board he would attend the next Selectmen's meeting to discuss several issues of concern with the Selectmen.

8:15 P.M. -- WARNED HEARING/W. VINCENT FERRELLI, PATRICIA C. BRESLIN (Mrs. Vincent Ferrelli) was in attendance seeking the Board's approval to allow a Variance of a Conditional Use to allow a medical office and two (2) more apartments to be located in the former Wallace Peck residence located on Park Street, Morrisville, VT. Breslin advised that this property is presently a two (2) family dwelling, located in a "MDR" area; that they have no plans to change the exterior, with the exception of installing a wheelchair access. Bill Moulton inquired if they planned on adding onto the present sewer system with the additional proposed apartments and was advised no. Bill advised there are presently two (2) systems that serve this property, which Breslin advised she was unaware of.

Breslin presented their plans, which were insufficient, to the Board.

Roy advised that if the Board allowed this, it would be setting a precedence as there is only enough to allow for two (2) apartments and

one (1) office or three (3) apartments only.

Roy made the motion to grant Site-Plan approval. Julie seconded. All Board members denied the application as presented. Paul advised to revise their plans if they wished and come back before the Board.

Jean made the motion to recess this Warned Hearing until the next scheduled meeting on June 1, 1988 at 9:00 P.M. Roy seconded. All in favor.

8:40 P.M. -- WARNED HEARING/RALPH WILTSHIRE-SHERMAN ALLEN dba/AUTO CARE. Ralph Wiltshire was in attendance to seek approval to allow a canopy to be erected over the gas pumps; also stating that the fascia would be 44" inches instead of the original plans of 48" and this false front would continue to the base in order to be used for storage for the mini-market. Revised plans were presented for the Boards' review which included proposed signage and size of same. Ralph advised he has received a letter from the VT State Highway Division which states in part that the canopy would not infringe on their property.

Don made the motion to accept the applicant's request to allow a canopy and the 6' X 18' addition on the highway side of the building. Mac seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 203.2, Conditional Use (e), Page 3-4, this application was granted approval by the Board. Wiltshire advised he would have to come back before the Board with application for Signage for his 'Ryder Truck Rental' business.

8:50 P.M. -- INFORMAL DISCUSSION/GERALD SUTTON was in attendance advising that he was requested by Gloria to come before the Board for approval of a one-family dwelling vs. the seven unit apartment building he was granted a permit for. For record purposes, Mac made the motion to grant approval of a single-family residence on Bridge Street, Morrisville, VT. Don seconded. All in favor.

GENERAL DISCUSSION: Jean made the motion that starting with the June 15, 1988 meeting to resume 'Summer Hours' with the meetings to start at 8:00 P.M. Don seconded. All in favor, with the exception of Roy, who voted in the negative.

Mac made the motion to schedule 1/2 of all applicants for opening of the Meetings, (either 7:30 P.M or 8:00 P.M.), with the remaining half of the applicants scheduled for one (1) hour later (either 8:30 P.M. or (9:00 P.M.)). Roy seconded. After a brief discussion, there were five (5) votes in favor, with Julie voting no. So passed.

9:04 P.M. -- LEE ZACHARY'S PIZZA/LEE ZACHARY & JOHN STUART were in attendance discuss their proposed plans. Jean asked what his plans are for the existing trees on the property. Zachary advised only two (2) would remain in front; some in back will have to be moved and relocated; that the lilac bushes will be used for shrubbery. Stuart advised there would be one (1) sign, not exceeding 10 sq. ft., white in color with red and black lettering, "LEE ZACHARY'S PIZZA". Zachary & Stuart presented and advised the Board of the following plans:

- 1] Shrubby placement;
- 2] Two (2) Dry Wells to be installed;
- 3] That Shiretown's plans would not be available until Friday;
- 4] Presented plans/blue prints for Board's review;
- 5] Direction of the roof line will be changed;
- 6] Entrance will be on the side;
- 7] Exterior of building will be beige vinyl siding with brown trim and asphalt roofing;
- 8] Garage will be removed to allow for additional parking;
- 9] Data by Allen Newton, dated January 15, 1988 will be included and be considered by the Board;
- 10] If Blaisdell's have concerns, Mr. Zachary will remedy their concerns; if need be, will install curbing or cement barrier;
- 11] Landscaping; parking; signs; lighting;
- 12] Interior will not be adversely different.
- 13] Will obtain Permit from the Health Officer;
- 14] Dayton advised Mr. Zachary met the sq. ft. requirements under a 'Grandfather Clause'.

At 9:15 P.M. Roy made the motion to grant Site-Plan Approval. Don seconded. All in favor. Roy inquired about a Variance and was advised Mr. Zachary didn't need a Variance. Dayton will issue said Permit.

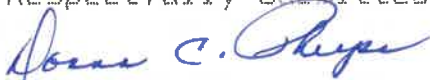
FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE IV, Special Provisions/Site Development Plan Approval, Section 402, Page 13, this application was granted approval by the Board.

GENERAL DISCUSSION:

Mac moved to adjourn. Don discussed with the Board that there was a Site-Walk on Charlie Hess Junk Yard property; that Hess's yard is twice as large as it should be and what is the Board's action going to be; that Hess has cars where he had advised he was going to plant Christmas trees and never did. That in fact, Hess stated he was going to have a bulldozer in, so he can store more cars/vehicles than he presently has. The State originally issued the Junk Yard Permit to Hess, but this authority has since been turned over to the Town Selectmen and that Hess is definitely in violation. Paul advised he would also discuss this matter at the next Selectmen's meeting.

All in favor of adjourning the meeting at 9:30 P.M.

Respectfully Submitted,



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

/dp

NEXT SCHEDULED MEETING . . . Public Safety Building -- JUNE 1, 1988

- AGENDA 7:30 P.M.--Warned Hearing/Dan Donza--Cond. Use, enlarge Auto Body Shop;
 8:00 P.M.--Warned Hearing/Ralph & Joe Alfieri Cond. Use, enlarge Auto Body Shop;
 8:30 P.M.--Informal Disc./Dan Desmond/dba--Crimson King, RT 100-5.
 8:45 P.M.--Variance/Kinney Drug-Signage
 9:00 P.M.--Recessed Ferrelli/Breslin Hearing Rejected 3 apts. & office-05/18/88

Town of Morristown
Public Notice of Variance Hearing
Before the Zoning Board of Adjustment

Please take notice that the Zoning Board of Adjustment of the Town of Morristown, Vermont, will hold a public hearing pursuant to an application for variance for the following:

Kinney Drug, Ames Plaza, Rt. 100N, sign exceeding zoning regulations.

Said hearing will take place on June 1, 1988, at the Public Safety Building beginning at 8:45 p.m.

Town of Morristown
Public Notice of Conditional Use Hearing
Before the Zoning Board of Adjustment

Please take notice that the Zoning Board of Adjustment of the Town of Morristown, Vermont, will hold a public hearing pursuant to an application for conditional use for the following:

June 1, 1988 - 7:30 PM, Daniel Donza, enlargement of auto body repair, Sterling Brook Road.

June 1, 1988 - 8:00 PM, Ralph & Joseph Alfieri, enlargement of auto body repair, Golf Course Road.

Said hearing will take place on Wednesday, June 1, 1988, at the Public Safety Building beginning at 7:30 p.m.

P. 1

Guests

Please Print

Name

Mailing Address

- 1. ROBERT WILTSHIRE PO Box 354 MORRISVILLE, VT 05661
- 2. Don Proctor P.O. Box 762 Monroville, VT
- 3. Ernest Royer B30 463 Monroville, VT
- 4. Paul G. Mallister B0 463 Morrisville, VT.
5. Bill Havelton PO 340 MORRIS, VT
6. Wendy Miller Monroville
- 7. Nancy Halperin Rt 1 Box 7710 Morville, VT.
- 8. Tom Halperin " "
- 10. Pat Bosc Greenboro VT
- 11. Benny Sutton Morrisville VT.
- 12. JOHN STUART P.O. Box 367 ESSEX, VT 05451
- 13. LEE ZACHARY ESSEX JCT VT