

MORRISTOWN BOARD OF ADJUSTMENT - MINUTES
MAY 8, 1991

Gloria

BOARD MEMBERS PRESENT: Rose Lambert; Theresa Breault; Jean Wickart; Ralph Wiltshire; Gary Nolan, Chairman, (and Paul Trudell arrived at 8:09 P.M.).

BOARD MEMBERS ABSENT: Michael Boudreau.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS/APPLICANTS PRESENT: Tony Voyer & David Parker.

The meeting was called to order at 7:46 P.M. by Chairman Gary Nolan, who reviewed the minutes of the April 24, 1991 meeting with the Board members for amendments/corrections. Theresa moved to approve the minutes as presented. Ralph seconded. All in favor.

7:47 P.M. -- WARNED HEARING, COMMERCIAL/TOWN OF MORRISTOWN: TONY VOYER, applying for a Variance of a Conditional Use for Lighting and Signage for "MORRISVILLE BOWL"/"CLANSMAN. II LOUNGE". Jean administered the sworn oath to Tony.

Tony advised there have been changes to his original application and advised the lot consists of 1.4 acres; the proposed signs would be 3' X 30' and one for 3'6" X 10'9"; that the measurements might be possibly smaller. Tony presented a draft of the light locations, which will be on a timer; stating the summer hours would probably be until 10 P.M., and to midnight during the winter months, with Friday and Saturday evenings until 01:30 A.M. as he has filed for an entertainment license. The lighting will be aimed back toward the building and away from the road. This lighting, being sodium vapor, will replace the existing lighting. Tony also requested the Board's permission to move the existing light pole to the other side of the sidewalk.

Tony asked the Board's approval to allow a 4' X 8' lighted "Event Board". Tony advised he will be increasing the size of the parking on the back side to be approximately 58' wide X 120' long, unpaved; that the existing paved portion next year; that he plans to put new cedar siding on the front of the building, and will be cleaning up the debris, etc, around the exterior of the building.

Jean made the motion to grant approval for the variance and lighting as requested, with lights to be on from dusk to normal closing time; that no lighting is to shine toward the roadwalk. Ralph seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE III, (Page 14), Signs, a Variance of a Conditional Use was granted by the Board, with the Condition the lighting of same would not shine toward the highway or interfere with traveling motorists.

GENERAL DISCUSSION: David Parker, came before the Board to discuss a proposed project of a used cars & parts business to be conducted from

MORRISTOWN BOARD OF ADJUSTMENT - MINUTES
MAY 8, 1991

the Lanphear Farm on the Randolph Road. David advised his conceptual plans are to buy wrecked cars and strip all useable parts from them and resell these. This operation would be all under cover, with the exception of saleable cars. Scrape tin will be hauled away; all fluids will be drained and contained in barrels. David advised he did not plan to begin this operation until fall ('91) as Dwayne Lanphear will be farming until then. This operation would employ 2 to 3 people, with business hours being from 08:00 A.M. to 5:00 P.M., seven (7) days a week. That he has spoken to all interested parties/ adjoining property owners with the exception of 'Bruce' across the road about these plans.

Theresa and Rose requested a Site-Walk. Ralph asked the specific number of vehicles to be on the premises and would he want signage. Gary advised a detailed sketch of the area would need to be presented.

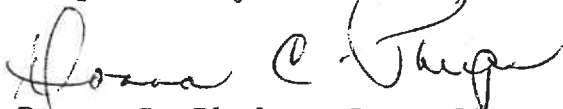
The Site-Walk would be conducted on May 16th, 1991 with the Planning Commission. (**Later postponed to later undermined date.)

Gloria advised that George Cormier, coordinator of the Alternate Education Program, would like to extend the school's permit for one more year. The proposed radio station, owners of the property will be leasing the space to the school. Gloria advised she has received no complaints regarding the school. Theresa made the motion to extend the Permit for the school year of Sept. 1991 to June 30, 1992. Jean seconded. All in favor.

The Board discussed the Site-Walk of the Duhamel Gravel Pit scheduled for May 16, 1991 at 6:00 P.M.

Ralph moved to adjourn at 8:30 P.M. Rose seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp