

MORRISTOWN BOARD OF ADJUSTMENT
P.O. BOX 748
MORRISVILLE, VT. 05661
(802) 888-6373



Minutes of April 27, 1995

Members Present: Gary Nolan, Theresa Breault, Ralph Wiltshire,
and Paul Trudell.

Members Absent: Ida-Mae Anderson and Jean Wickart

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.

Ralph made a motion to approve the minutes of April 13, 1995
as written.

Paul seconded the motion.

The motion passed unanimously to approve the minutes.

EDWARD KOLLAR, FAMILY DENTISTRY HEARING

Gary opened the hearing at 7:45 pm. and gave an overview of
the application. The application will be reviewed under the
following Sections and associated sub-sections: 250 Medium Densi-
ty Residential District, 435 Expansion of Non Complying Struc-
tures, 450 Parking Requirements, and 630 Conditional Use.

Mr. Kollar gave an overview of the project. The existing
curb cut will be moved up 10' to 12'. The parking area will be
moved toward the Moody's house by one car length and one car
wider in the rear. They currently have two doctors and two
dental hygienist and four other staff members. They need more
time to prepare rooms between patients, so the additional space
will result in only moderate increase in the number of patients
seen each day. The new parking area will be a minimum of 30'
from the Moody property line. The parking area will be bank-run
gravel.

The Moody's raised concerns about dust from the parking area
and the applicant agreed to use abatement methods (calcium chlo-
ride) to reduce the dust problem.

The Cote's had concerns that the addition was not in the
keeping of the architectural design of the neighborhood. The
applicant responded that he felt that they had taken measures to
assure that it was of a style that fits in.

The Board request that the applicant provide them with a
landscaping plan and site plan that shows all setbacks. The

Board recessed to a site walk at 6:45 pm and the hearing until 7:30 pm in the Town Clerk's Office Building on May, 11, 1995. This will give the Applicant time to obtain any missing documentation and present the Board with final drawing of the site and building.

JAMES AND LOUISE CHAUVIN HEARING

Gary gave an overview of the application. The application will be reviewed under Sections 210 Commercial District, 213C Business Service, 450 Parking, 630 Conditional Use, 650 Variances of the Morristown Zoning Bylaws.

Chris Chauvin representing the applicant gave an overview. The house is a three story single family dwelling. They wish to put in four offices and an apartment on the top floor. Parking for the offices will be on the two sides that abut the Manosh property. The applicant wishes to construct the parking area within ten feet of the property line. The only exterior changes will be the removal of the garage doors and their replacement with a wall, door, and windows. The structure contains about 3,400 sq. ft. of floor space. The applicant proposes no exterior lighting. No additional landscaping. The driveway and parking lot will be gravel. The applicant wishes to add a second separate access to the parking area.

The Board raised concerns about the second driveway access and suggested the applicant consider closing one drive off. The Board went through Section 630, 632, and 633 and found the applicant met the criteria. Under Section 635.3 the Board will make a determination after conducting a site walk. The Board will review Section 635.3, 650, 470 and any other missing information at their next hearing. The Board recessed the hearing until May 11, 1995 at 6:30 for a site walk and 7:30 for the hearing, to take place at the Town Clerk's Office Building.

MURIEL AND RICHARD SYLVESTER HEARING

Gary gave an overview of the application. The application will be reviewed under sections 240 Low Density Residential District, 242.d Accessory Uses, 244.1 Waivers, 630 Conditional Uses, (waivers are reviewed as conditional uses).

The Sylvester's gave an overview of the project. They wish to construct a six foot stockade fence on the property lines between themselves and Ms. Cote's property.

Ms. Cote informed the Board that she had no problem with this fence or it going on the property line.

The Board approved the waiver.

KURT AND MARY-JO SALVAS RECESSED APPEAL HEARING

Gary opened the hearing and gave a brief overview of what had taken place at the site walk. Mr. Salvas has graded the bank

since the last hearing.

Mr. Salvas stated that the property line at the top of the bank is approximately 20' from the edge of the bank. The stone wall will be a long project that will take a few years to complete.

The Board agreed to allow this project provided the applicants install a fence at the top of the bank and seed and mulch by May 30, 1995 with an approved Soil Conservation Service mixture for gravel pits. The applicants are responsible for maintenance of the bank to fix any erosion should it take place.

Ralph made a motion to adjourn the meeting, seconded by Paul and passed unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.