

MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD

April 26, 2012 Meeting Minutes

Members Present: Theresa Breault, Gary Nolan (Chair), Ron Stancliff, Paul Trudell, Chris Wiltshire & Jean Wickart

Members Absent: Karyn Allen & Brian Irwin

Guests: None

Call to Order: Chair Nolan called the meeting to order at 6:37 P.M. Member Breault moved to approve the April 12, 2012 meeting minutes. The motion was affirmed by a vote of 6-0.

WARNED HEARING: Manosh Properties, 251 Harrel Street, §500 SP & §630 CU

Chair Nolan introduced the hearing for §483 Motor Vehicle Sales and Service or Auto Repair Facility, §500 Site Development Plan Approval & §630 Conditional Use for applicant Manosh Properties' application to change the use of the building at 251 Harrel Street (parcel 22-012 in the IND zone) so as to allow the operation of an auto repair shop with limited car sales, as well as storage for an existing commercial cleaning business, therein. Chair Nolan disclosed that he works for HA Manosh, but not in the Manosh Properties unit, which allows him to act without bias on the pending application. ZA Thomas said that no Development other than the aforementioned change of use is proposed by the application, and that the change of use is to allow the Motor Vehicles Sales & Repair Facility use under Commercial Use in the IND zone, as the Motor Vehicles Sales & Repair Facility use is otherwise not allowed therein. Kevin Amyot of Manosh Properties explained that the proposed project consisted of a leasing 2,000sf at the rear of 251 Harrel Street. Mr. Amyot said that the pending lease with the tenant allowed a maximum of six for sale cars in the parking lot and prohibited the outside storage of any junk or parts cars. Member Trudell asked about exterior lighting. Mr. Amyot said that no additional lighting was proposed. The Board discussed potential conditions of approval and the limitations of the proposed use, which included a prohibition on any kind of retail type business involving the cars. The Board clarified that the only cars that could be serviced or repaired at the proposed facility are the cars that were to be sold or the cars that were previously sold at the facility. Member Breault moved to conditionally approve the proposed application, provided that no more than six cars are allowed to be displayed for sale at any one time and that no parts or junk cars or other outside storage of any kind is allowed. The motion was affirmed by a vote of 6-0.

WARNED HEARING: Robert Houle, 29 Duncan Drive, §437 CNCU & §630 CU

Chair Nolan introduced the hearing for §630 Conditional Use for applicant Robert Houle, who was requesting a Change of Non-Conforming Use allowance under §437 at 29 Duncan Drive (parcel 20-007 in the COM zone). ZA Thomas noted that no Development other than the aforementioned change of use was proposed, with the change of use being from Commercial to Dwelling Unit, Single-Family. Applicant and owner Robert Houle was present for the discussion and said that he has had trouble renting the house since he changed it to a commercial use. ZA Thomas said that the requested Dwelling Unit, Single-Family use was no longer allowed in the COM zone. He added that bringing back a residential use could only be done as part of a Mixed-Use Planned Unit Development per §213q of the Bylaws. Chair Nolan told Mr.

Houle the use could not be changed back to residential after it was changed to commercial in 2008. He added that the plan for this area is for these smaller residential lots to become commercial over time. The Board informally agreed that Mr. Houle could utilize the conditionally allowed Home Business use if he found a tenant who desired to live and work on-site. Mr. Houle asked the Board for time to talk to some prospective tenants. Member Wiltshire moved to recess the proposed hearing to Thursday May 24, 2012 at 6:30 P.M. The motion was affirmed by a vote of 6-0.

WARNED HEARING: Alexander Leveille, 88 Summer Street, §500 SP & §630 CU

Chair Nolan introduced the hearing for §500 Site Development Plan Approval & §630 Conditional Use on behalf of applicant Alexander Leveille, who was proposing to build a fence at 88 Summer Street (parcel 23-114 in the MDR zone). ZA Thomas said that the proposed Fence required Conditional Use approval because it was a six foot tall stockade fence that fronted on Union Street, which is the side yard of 88 Summer Street. Applicant and owner Alexander Leveille was present for the discussion and said the fence would provide privacy for his backyard and also address a trespassing problem. Member Wiltshire moved to approve the application as proposed. The motion was affirmed by a vote of 6-0.

DISCUSSION: Ben Wein, 4826 Randolph Road, §500 SPA

ZA Thomas told Members Nolan and Wickart what transpired at the site walk at 4826 Randolph Road that was attended at 6:00 P.M. by the other attending Board Members. He added that the Gray Farm Road neighbors to the Home Business were expected to arrive at some sort of written accord regarding the business with owner Ben Wein. Board Members agreed to decide to take action on the potential zoning violation at 4826 Randolph Road after reading the neighborhood agreement.

The meeting adjourned at approximately 8:30 P.M.

Respectfully submitted by Todd Thomas, ZA