

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of April 10, 1997

Members Present: Gary Nolan, Rich Furlong, Ralph Wiltshire, Jean Wickart, Tom Bjerke, and Paul Trudell.

Members Absent: None.

Guest: William Cox, Stephen Vock, Skip Vallee, Lee Godin, Allen Godin, David Vilord, and Gordon Baraw.

The meeting was called to order at 7:34 P.M. by Gary Nolan, Chairman.

Tom made a motion to approve the minutes of March 27, 1997 as written.

Rich seconded the motion and it passed unanimously.

WARNED HEARING, DAVID VILORD, 16 FOOT VARIANCE FOR A 16' x 24' ADDITION.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280-282.f, and 650-657 of the Morristown Zoning Bylaws.

Jean administered the sworn oath to David Vilord and Gordon Baraw.

David Vilord gave an overview of his proposed addition and his request for variance. The addition will be used for a living room addition. The addition cannot go on the rear of the house due the location of the septic tank and leach field. The lot taper so that if the addition was put on the front, it would need variances on the side and front. The other side contains a garage and there is not physically room for the addition without a variance on the other side.

Gordon Baraw whose property borders the Vilord's property on the side where the proposed addition will be located has no objection to the addition or the encroachment into the setback.

Ralph made a motion to approve the 16' variance.

Jean seconded the motion and it was approved unanimously.

WARNED HEARING, R.L. VALLEE, INC., SITE PLAN REVIEW, CONDITIONAL USE APPROVAL AND A 15' VARIANCE.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 436, 450-453.4, 630-637, and 650-657 of the Morristown Zoning Bylaws.

Tom Bjerke recused himself from the hearings on R.L. Vallee, Inc., due to a conflict of interest.

Jean administered the sworn oath to Skip Vallee, Stephen Vock, Tom Bjerke, and Allen Godin.

Mr. Vallee gave an overview of the project. The proposal is to eliminate the used car sales and service and move the store to the rear half of the building. The front half of the building will be removed and the pump islands for gas and diesel will be relocated. The front canopy will be located where the front of the building is currently located and they will not be making the project anymore non conforming than it already is. The front canopy will require a 15' variance. The pump islands will 90 degrees from the store front. The diesel island will be moved to allow trucks to be completely out of the road. They plan to add two canopies a 25' X 80' canopy in the front and a 20' X 40' canopy over the relocated diesel pumps. They will be putting in landscaped islands to better control the access and egress. The exterior lighting will be 16' pole mounted zero cutoff down shaded fixture, the lights in the canopy will also be zero cut off down shaded fixtures and the front apron will be lighted with recessed soffit lights. The islands will be landscaped with perennials and low shrubs on the north and east islands. The west and rear island will be grassed over. The Godin's neighbors on the western side have raised concerns and steps to correct the problems have been taken. The plans call for a drainage swale, a catch basin and a culvert to address deficiencies in storm water management. They will relocate the fire hydrant and with the defined islands this will help eliminate trucks from cutting in on the Godin's property.

Ralph made a motion to recess the hearing to a deliberative session to immediately follow tonight's hearings.

Jean seconded the motion and it passed unanimously.

WARNED HEARING, R.L. VALLEE, INC., SITE PLAN REVIEW AND CONDITIONAL USE.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 210, 213.b, 450-453.4 and 630-637 of the Morristown Zoning Bylaws.

Jean administered the sworn oath to Skip Vallee, Stephen Vock and Tom Bjerke.

Mr. Vallee gave an overview of the proposed project. The project will consist of a 9' addition of the front and a 16' addition of the northeastern side of the existing building. The pump island on the northeastern side will be relocated and split into two islands. The entrance will either be in the front or from both sides. The project will meet all setbacks. The pumps will be changed to stage 2 vapor recovering systems. The canopy will be extended to the northeast by

16' as well. The landscaping will be kept the same and the new lighting in the canopy will be zero cut off down shaded fixtures.

Ralph raised questions about pedestrian safety with doors on the side as people will be stepping out into the pump area.

Mr. Vallee said that even if they keep the door in the front people will still have cross the pump area.

Ralph made a motion to recess to a deliberative session to immediately follow tonight hearings.

Jean seconded the motion and it was approved unanimously.

WARNED HEARING, PERRAS BROTHERS, AMENDMENT TO WRITTEN DECISION.

Gary opened the hearing and recessed the hearing to May 8, 1997 to give the attorney time to finalize the agreement.

Other Business:

Ken Schram: The DRB review the complaint and conducted a site visit and finds no violations as we do not control trash receptacles locations or tree removals.

John Marckres: The DRB wishes to see a new site plan before allowing him to change his building size.

Ron Wells: He wishes to keep his trucks and logs at Sherry Fecteau house that they are renting and may buy. The Board reviewed the regulation and trucking business can not be run out his present location and the Board suggested other possible locations were he can operate his business from.

Copley Hospital: The mylar for subdivision was signed and the lease agreement for parking was approved as submitted.

Tomlinson's Store: Tom will speak to Brent about when island will be installed to control access, egress and parking.

Ralph made a motion to go into deliberative session to review the two R.L. Vallee, Inc. applications at 8:53 P.M..

Rich seconded the motion and it passed unanimously.

Jean made a motion to come out of deliberative session at 9:18 P.M.
Rich seconded the motion and it passed unanimously.

R.L. Vallee, Inc. P.J. market location was unanimously approved with conditions. R.L. Vallee, Inc., Route 15 and 100 location was recessed until April 24, 1997, in the Town Clerk's Office at 7:30 P.M. and a recess memo will be sent to the Applicant.

The hearing was adjourned at 9:30 P.M..

Respectfully submitted,

Kenneth J. Sweetser, Scribe.