

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of April 9, 1998

Members Present: Gary Nolan, David Silverman, Tom Paine, Theresa Breault and Paul Trudell.

Members Absent:, Jean Wickart, Tom Bjerke, Ralph Wiltshire, and Rich Furlong.

Guest: Keith Walker, Diane Walker, William Danforth, Ann Danforth, Dan Donza, Dominick Donza, Wendyll Behrend, Mark Yardley, and Allen Newton.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

Tom P. made a motion to approve the minutes of March 12, 1998, as written.
Paul seconded the motion and it passed unanimously.

Theresa made a motion to approve the minutes of March 26, 1998, as written.
David seconded the motion and it passed unanimously.

**RECESSED HEARING, DAN DONZA, D/B/A DAN'S AUTO BODY, 24' x 52,
ADDITION, STERLING VALLEY ROAD, CONDITIONAL USE AND SITE PLAN
APPROVAL**

Gary opened the recessed hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 436, 450-454, 500-503.4 and 630-637 of the Morristown Zoning Bylaws.

Gary reminded Mr. Donza that he was still under oath from the last meeting.

Mr. Donza presented the Board with the site plans that the Board requested.

David asked about parking?

Mr. Donza replied that it is rare to have over 10 cars on the property and that he would build a parking lot the size the Board asked for. He said that he can not imagine the need for parking more than 20 cars.

Paul asked about the total square feet of floor space in all of the buildings?.

It was decided from the site plan that there was around 14, 800 square feet and two apartments for a total 61 parking spaces required.

Theresa asked how many employees Mr. Donza had ?

He responded that it is just himself and his children.

David made a motion to recess the hearing to a deliberative session to immediately follow the remaining issues on the agenda for tonight.

Theresa seconded the motion and it passed unanimously.

PRE-HEARING, RUSSELL LANPHEAR/WATER GRIGGS, TWO LOT SUBDIVISION GRIGGS ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4b and 300-310 of the Morristown Zoning Bylaws.

Theresa administered the sworn oath to Allen Newton who represented the applicants at the hearing. Russ Lanphear purchased the Walter Griggs farm. The property is about 100 acres. The barn and other out buildings has been removed. Most of the land is in the flood plain and the land will be used for agricultural purposes. As per a pre arranged agreement Mr Lanphear will be deeding the house and two acres back to Mr. Griggs.

Paul made a motion to classify the application as a minor subdivision and rule that it meets the Town Plan.

Theresa seconded the motion and it passed unanimously.

Other Business:

Diane and Keith Walker: The Board had an informal discussion with the Walkers' on there idea of doing a African safari style bed and breakfast in few tents on there property. The tents would have all the amenities one would find with a bed and breakfast. One thing that the Walker's would like to have is a composting toilets. Ken presented the DRB and the Walkers a copy of the proposed Sewage Ordinance for the Town of Morristown and under section 7200, it allows for composting toilets. Ken cautioned that until they are approved by the Selectboard, the State and then go into effect 60 days later that changes could happen. Ken explained that he had met with the Walkers and felt that they might be considered as outdoor recreation. The Board agreed that the proposed project could be considered as outdoor recreation.

Todd Shonio: The DRB held a site walk of the Harold Shonio property. Todd Shonio would like to run his landscaping business out the property as a home industry business. He at times has up to ten employees but they are not onsite, they come and pick up equipment and leave for the day. The DRB agreed to hear the case as a home industry business.

Wendyll Behrend and Mark Yardley, d/b/a Fat City Bicycles: The asked if they could weld the front forks on site as long as they did not paint them. The Board felt this falls under the assembly part of the approval that the Board gave them.

Bonz restaurant: Would like to move into the building beside the movie theater where the hair salon was, their question was would it require a hearing? The Board felt that a hearing was need.

DRB members attendance at hearings. Gary reminded everyone to call both Ken and himself as early as possible so that we can have a full Board, otherwise it is not fair to the Applicants.

David made a motion to go into deliberative session at 9:10 PM.
Theresa seconded the motion and it passed unanimously.

David made a motion to come out of deliberative session at 9:25 PM.
Tom seconded the motion and it passed unanimously

Theresa made a motion to approve the Donza application with parking for 20 vehicles and our standard conditions.

David seconded the motion and it passed unanimously.

David made a motion adjourned the meeting at 9:30 PM.
Paul seconded the motion and it passed unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.