

MORRISTOWN/MORRISVILLE BOARD OF ADJUSTMENT MINUTES
APRIL 8, 1992

BOARD MEMBERS PRESENT: Gary Nolan, Chair; Jean Wickart; Rose Lambert; Paul Trudell; Ralph Wiltshire; Ida Mae Anderson.

BOARD MEMBERS EXCUSED: Theresa Breault

ZONING ADMINISTRATOR: GLORIA WING

GUESTS/APPLICANTS: See enclosure

The meeting was called to order at 7:32 PM by chair.

Minutes of last meeting were approved as written on motion by Wiltshire and seconded by Lambert.

WARNED HEARING: CONDITIONAL USE Nola Denslow, representing Out and About, reviewed with the Board the request of Out and About to relocate to the former Stafford house on the corner of Main & Court streets, zoned mixed mercantile/residential, MDR. Out & About is an educational center for the frail elderly, presenting varied programs and workshops. There are health professionals available for assessments and health education. There is a staff of 25, mostly volunteers; this staff is not present at all times. There are 55 clients with the possible growth to 75. This project allows the expansion of services and clients. A schematic drawing of the building and lot was presented, designating parking for clients, staff, access and egress off Court St. Extra parking has been discussed with the adjacent Advent Church and has been approved. A hedge between parking and the adjacent Skillin lot is planned. Denslow requests short term parking for herself and others on Main St. Hours of center are 8:30 AM to 3 PM. The Conditional use is approved on motion by Wiltshire, seconded by Wickart, with the condition that there will be no long term parking on Main St. Passes.

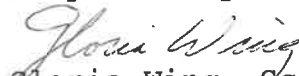
FINDINGS OF FACT: Pursuant to the Morrisville Zoning Bylaws, Sections 260, d) and 630-636, the application for a conditional use for an educational center for the elderly in mixed mercantile/residential, MDR zone is approved with the condition that no long term parking in Main St is permitted.

WARNED HEARING: CONDITIONAL USE Normand Couture and Diana Peduzzi were present for review of an application for a conditional use for a wood kindling business on Cadys Falls Rd, the former Miller Egg Farm, zoned RR/AGR. Peduzzi reviewed the material pre-filed with the Board, dealing with the sections 630-636 of the Morristown Zoning Bylaws. Couture testified to the business aspects. There would be a delivery of wood in the late spring, requiring four (4) truck trips. This wood will be stored between the buildings for drying until processing in the fall, September/October. Actual processing would take 4-6 weeks. Noise and air pollution will be minimal. A wood stove for heating will be the only source of smoke; the kiln will not be used unless converted to oil. After processing, kindling wood will be stored for wholesale delivery to markets through the winter months. No more than four

employees will be present during these periods. Access and egress will be as designated from the BOA hearing on March 11th. Letters from McDonald Miller, Sr., McDonald Miller, Jr., and Joan Kaiser were read to be included with the minutes. Neighbors and adjoining property owners testified to concerns with the project, air and noise pollution and aesthetics. After discussion, Wiltshire moved to end testimony and go into deliberative session, seconded by Wickart, passed.

Meeting adjourned 8:52 PM on motion by Wickart, seconded by Anderson, passed.

Respectfully Submitted,


Gloria Wing, Scribe

Minutes filed 4/10/92
Minutes not approved.