

Gloria

MORRISTOWN BOARD OF ADJUSTMENT MEETING MINUTES-MARCH 28, 1990

BOARD MEMBERS PRESENT: Ralph Wiltshire; Theresa Breault; Don Anderson; Gary Nolan; Michael Boudreau and Paul Trudell.

BOARD MEMBER ABSENT: Jean Wickart

ZONING ADMINISTRATOR: (ABSENT) Gloria Wing

GUESTS/APPLICANTS: List Attached to original minutes.

The meeting was called to order at 7:34 P.M. by Chairman Theresa Breault, who reviewed the minutes of 03/14/90 for amendments/corrections. Don moved to accept the minutes as written. Gary seconded. All in favor. So approved.

7:35 P.M. -- WARNED HEARING/SET-BACK VARIANCE: DR. ED OLSON was present seeking the Board's approval of a set-back variance of approximately one (1') foot for property on Brigham Street. Dr. Olson advised he was moving his dental office to the first floor and proposed to have a small efficiency apartment upstairs, with entrance via stairs to be located on the south side of this building, located behind the Water & Light office; the lot consists of 3,200 sq. ft. and is located in the CENTRAL BUSINESS DISTRICT (CBD).

The adjacent property owner, Mrs. Tricia Moore Ring was present.

Dr. Olson advised after construction of the stairwell he would only be 9'4" from Mrs. Ring's property line. David Ring requested that Dr. Olson check on the State level for any necessary permits he might need.

Bill Moulton requested that Dr. Olson make sure he is not constructing anything on a laid-out street known as 'Mountain View Street' that goes between Olson's building and Mrs. Ring's property.

After discussion, it was the consensus this would have to be heard as a **CONDITIONAL USE IN CBD, #h (Residential Dwelling Units) Page 3;** that Dr. Olson would have to reapply for same.

Theresa asked if there would be a sign and was advised yes, a very small sign, either on the building or between two posts in the front.

Ralph made the motion to adjourn this hearing and have the applicant re-apply for a **CONDITIONAL USE & VARIANCE** with a Warned Hearing. Don seconded. Unanimously in favor.

Dr. Olson was advised that a Warned Hearing date of May 9th, 1990 at 7:30 P.M. would be acceptable for a Warned Hearing.

8:00 P.M. -- WARNED HEARING/VARIANCE FOR SIGNAGE: F.W. WEBB, INC., represented by Rob Clark, for property located in the Industrial Park. Rob Clark advised the sign would measure 2.6' X 6' and would be of granite, presenting photos of other location signage. This sign will be lighted via a timer; there will also be security lighting on the property.

Theresa advised this would be based on and examined under Title 7, VSA 4468, Variance of Signs.

Gary made the motion to grant the applicant a Variance for a lighted sign consisting of 15.6'. Ralph seconded. All in favor.

FACTS OF FINDING: Based on and examined under Title 7, VSA 4468, Variance of Signs the applicant was granted approval for a lighted sign consisting of 15.6 sq. ft. by the Board.

GENERAL DISCUSSION: Theresa advised that Jeff Saul had called her to inquire if a trailer would be allowed on property located on RT 100, adjacent to Miller's Market place which would be used for storage. The Board agreed that more information would be needed pertaining to this property.

8:30 P.M. -- RECESSED WARNED HEARING: CRAIG WILTSHIRE, presented a revised Site-Plan to add a fourth apartment on his Bridge Street property located in area zoned as MDR.

Ralph Wiltshire advised he would abstain from participating and voting on this Hearing.

Craig presented plans to build a two-story dwelling on the rear of the lot, requesting a Variance of a Set-Back from the rear of lot. This proposed structure will be for a single-family dwelling measuring 25' X 40', with a ten (10') foot deck which would necessitate the Variance, advising he received a letter from Jim Fox, of Water & Light stating he had no objection to this project.

Don asked if the proposed structure could be brought forward toward Bridge Street, alleviate the need for the Variance as Craig was bringing on a problem on himself.

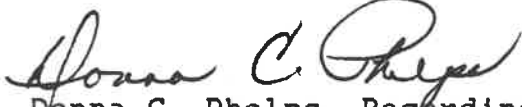
Gary made the motion to recess this hearing and the Board conduct a Site-Walk of the property. Don seconded. It was agreed to conduct the Site-Walk at 6:45 P.M. on 04/11/90 and reschedule this Hearing until 8:15 P.M. on Wednesday, 04/11/90. Unanimously in favor.

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Michael made the motion to adjourn this meeting. Ralph seconded. All in favor. The meeting was adjourned at 8:49 P.M.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morrisville Board of Adjustment

/dp

NEXT SCHEDULED MEETING: APRIL 11, 1990 - PUBLIC SAFETY BLDG.

7:30 P.M. - William Pickens: Cond. Use for 3rd Apt. MDR

8:00 P.M. - NAPA Auto Supplies, Sign Variance COMM

8:15 PM Craig Wellshen

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7:30 P.M. - Norm Menard, representing Richard Shanley

7:30 P.M. - Michael Lowell, Cond. Use/Auto Sales on Stafford Avenue IND

8:00 P.M. - Tim Lowell, Cond. Use/Repair of Heavy Equip. Stafford Avenue IND

Cancelled
**Both Lowell Businesses are in Joe Trombley's building and already in existence.

8:30 P.M. - Eldon Towle, Cond. Use & Variance to allow 3rd & 4th apt. for less than required sq. ft. Union St.

