

Gloria

**MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
MARCH 27, 1991**

BOARD MEMBERS PRESENT: Gary Nolan, Chairman; Jean Wickart; Theresa Breault; Donald Anderson; Paul Trudell.

BOARD MEMBERS ABSENT: Michael Boudreau & Ralph Wiltshire.

'ACTING' ZONING ADMINISTRATOR: Allen Newton

GUESTS: Gerald Sutton & Chris Chauvin

The meeting was called to order at 7:34 P.M. by Chairman Gary Nolan who reviewed the minutes of the 03/13/91 meeting for corrections/ amendments. Theresa moved to approve the minutes as presented. Don seconded the motion. All in favor.

7:35 P.M. -- INFORMAL DISCUSSION: Gerald Sutton came before the Board to discuss his proposed plans to operate a discount food business out of his garage, located behind his residence on Bridge Street. Mr. Sutton advised he would be vinylizing the exterior and putting in a door and would be having a sign not to exceed ten (10) sq. feet, with lighting shining up onto the sign, similar to the new Aubuchon sign. His initial plans are for hours being 6:00 P.M. to 9:00 P.M. and possibly open on Saturdays and Sundays. That he will need to be approved by the State for this project. The building measures 30' X 40' and he was previously approved for apartments, but was financially unable to do so. He has parallel parking space for 7 to 8 vehicles. Mr. Sutton advised he has spoken with Richard Tomlinson, who has no objections and other adjoining property owners, who advised there was ^{no} objections to the plans.

Paul Trudell advised this was a permitted use in the Central Business District and would not need the BOA's approval. The BOA was in consensus and thanked Mr. Sutton for sharing his plans with the Board.

7:52 P.M. -- WARNED HEARING/VARIANCE FOR SIDE SET-BACK for addition on shed (non-conforming use) on Harrell Street. CHRIS CHAUVIN was administered the sworn oath by Jean. Chris presented drawings of the plans for an addition onto an existing shed that measures 12' X 12'3", which was there when the house was purchased and was there for 'Grand-fathered'. Chris advised he has a letter from Howard Manosh, adjoining property owner, which states he has no objections to the addition, which will be used for storage of ~~X~~ toys, etc. This space is presently used as a garden area.

Don made the motion that a Permit be granted for the Variance. Jean seconded. All in favor.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, ARTICLE II, Section 202.5 and Section 4468, the Board granted approval for a Set-Back Variance.

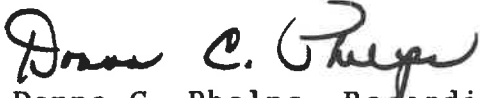
MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
MARCH 27, 1991

GENERAL DISCUSSION: Gary advised that Roger Scribner is scheduled to come before the Board on April 10, 1991 with plans to remove an existing structure in which his elderly mother presently resides in and replace it with a mobile home for his mother. There is a letter from his brother-in-law which states he wants a stipulation that this mobile home be removed within 20 days after the demise of Doris Scribner. Presently, Scribners are negotiating with Bournes, whereby Bournes would purchase this parcel of property, giving Doris Scribner a life lease. The Board was in agreement that if Bournes and Scribner enter into this agreement, the matter will not have to come before the BOA.

Also, Gary advised that Allen Sawyer approached him with plans to construct a second dwelling on a lot, located at Paine Avenue and Paine Avenue Extension, beside of the Richard & Penny Keith residence. Sawyer plans to use the existing driveway for a shared driveway. The lot size is sufficient for this but would not allow the lot to be sub-divided at a later date. The BOA agreed that a Site-Walk would be conducted for a Conditional Use, ARTICLE II, SUD, Section 273.F, of the Village By-Laws '89.

Jean made the motion to adjourn at 8:20 P.M. Paul seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp