

MORRISTOWN BOARD OF ADJUSTMENT - MINUTES
MARCH 24, 1993

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BOARD MEMBERS PRESENT: Theresa Breault; Acting Chairman; Ralph Wiltshire; Ida Mae Anderson; Paul Trudell.

BOARD MEMBERS EXCUSED: Gary Nolan; Jean Wickart and Rose Lambert.

GUESTS/APPLICANTS: Tom Michaelson and David Williams.

The meeting was called to order at 7:35 P.M. by Acting Chairman Theresa Breault, who reviewed the minutes of 02/10/93 for amendments/corrections. Ralph made a motion to approve the minutes as printed. Ida Mae seconded. All in favor.

7:36 P.M. -- TOM MICHAELSON/CONDITIONAL USE APPLICATION FOR THIRD APARTMENT, in his property located on Elmore Street, in the Village of Morrisville, VT. Theresa administered the sworn oath to all involved parties. Theresa advised this application would be heard under the Village of Morrisville's Zoning By-Laws, Page 8 and 9, Sections 253 (F) and 254, CONDITIONAL USES (MDR).

Mr. Michaelson advised he purchased the former Willard Sanders property three years ago at auction; that at the time of purchase it consisted of two (2) apartments; that he divided the main part of the house into two apartments, with separate entrance/exits for each of the three apartment.

The board was in agreement that Mr. Michaelson has in excess of the required 18,000 sq. ft. (6,000 sq. ft. per family unit); gravel parking lot to serve the required six parking spaces (2 per unit).

Dave Williams advised that he has no objection to Mr. Michaelson's third apartment, but he did have concerns regarding Mr. Michaelson's tenants parking their vehicles over-night in his (Williams) parking lot. Summer parking does not seem to be a problem, but this winter it has been a problem and would like Mr. Michaelson to clarify that the tenants not use his parking lot and maintain the tenants parking area in a fashion that allows adequate tenant parking. Mr. Williams advised his second concern is the tenants dogs barking all day long while the owners are away; it is very distracting while trying to work.

Mr. Williams stated he does not believe the measurements of the lot line are accurate between his property and Michaelson, but he is not going to challenge it; that he does not want someone at some point in the future to construe this lot line as being accurate.

Don Anderson advised that the Town's Dog Officer has been involved in complaints with Mr. Michaelson's tenants dogs on different occasions.

Paul Trudell advised that regarding the plans that Mr. Michaelson presented, he arrives at 21,860 sq. ft., exceeding the required square footage for three (3) apartments.

Paul then made a motion to grant approval of the third apartment. Ralph seconded. Paul then inquired if Mr. Michaelson would insure that his tenants not park in t Mr. Williams parking lot. All in favor.

FACTS OF FINDING: Based on and examined under the Village of Morrisville's Zoning By-Laws, Page 8 and 9, Sections 253 (F) and 254, CONDITIONAL USES (MDR). the Board of Adjustment granted approval of the third apartment, advising that

he did not have adequate square footage for a fourth apartment in the future. Mr. Michaelson agreed he did not have.

GENERAL DISCUSSION: The BOA adjourned the meeting to discuss the proposed draft of Permanent and Temporary Signs to be included in the pending Town/Village Plan.

Ralph moved to adjourn at 8:00 P.M. Paul seconded. All in favor.

The consensus of the Board was there should be an appropriate fee charged when signs/permits are issued; that only approved signs issued by the Town/Village would be allowed to be posted, listing valid dates of permit; that unauthorized signs could and would be removed; that when signs are taken down by applicant and returned to the Town/Village, there would be a partial reimbursement to the applicant as an incentive for sign removal.

Respectfully Submitted,

Donna C. Phelps
Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp

BOA - 03/24/93 Please Print!
Guests/Applicant

	Name	Mailing Address
1	Dave Trivisono	PO Box 800, Morrisville
2	Tom Muth	1201 W. Starkey Rd. Stow, N.C.
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4		
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