

MORRISTOWN BOARD OF ADJUSTMENT
March 23, 1994

BOARD MEMBERS PRESENT: Chairman Gary Nolan; Ralph Wiltshire; Jean Wickart; Ida Mae Anderson; Paul Trudell and Theresa Breault.

BOARD MEMBERS ABSENT: Rose Lambert (Excused)

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: [See attached list]

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of March 9, 1994 for amendments /corrections. Theresa moved to accept the minutes as presented; Ralph seconded. All in favor. So accepted.

7:30 P.M. -- WARNED HEARING: ONEAL DEMARS/HUMAN SERVICES BUILDING, located on Professional Drive.

Jean administered the sworn oath to Mr. Demars; Gary advised this Hearing would be heard under the Town of Morristown's Zoning By-Laws, COMMERCIAL, Section 210; 213.f (Public Facility) and Section 630, Conditional Uses.

Mr. Demars presented plans for a 4,000 square foot expansion of the existing facility, with a main entrance to the addition from the existing facility, with an exit/entrance door on each end of the addition. There will be an additional eighteen (18) parking spaces than at present, bringing the total to eighty (80). The driveway will remain the same. The lot consists of 12.8 acres, with a project cost of \$135,000.00. The contours will remain the same; some shrubbery will have to be moved, but will basically remain the same.

Jean made a motion to approve this application as presented. Theresa seconded. All in favor. So approved.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, COMMERCIAL, Section 210; 213.f (Public Facility) and Section 630, Conditional Uses, the Board granted approval for a Permit to allow the proposed construction.

7:45 P.M. -- Warned Hearing: LAMOILLE FAMILY CENTER, with a proposed location of the Kaiser residence, located on the Cadys Falls Road, represented by Ann Dunn and Joe Fortin.

Jean administered the sworn oath to all interested parties. Gary advised this application would be heard under the Town of Morristown's Zoning By-Laws, RR/AG, Section 283.D and Conditional Uses, Section 630.

Paul Trudell removed himself from this Hearing as he advised he drew the Plans that were being presented regarding this hearing.

This proposed project consists of 20.6 acres, from 3 lots; the existing residence is located on approximately 2 acres. Ms. Dunn and Mr. Fortin advised they would enlarge the parking facilities to serve 24 vehicles, constructing a parking area across the drive from the existing parking area, which presently serves 12 cars. Ms. Dunn advised the new parking area most likely would not be paved. Each parking area measures approximately 60' X 60'.

Mr. Fortin advised that no one would be spending the night at the facility, their hours of operation would be from 8-8:30 A.M. to 4 P.M., with meetings, etc., in the evenings. Water and sewage was a concern. Ken advised that he had spoken with Francis Favreau today and was advised that the State would set requirements regarding this.

Traffic was a concern. Ms. Dunn advised that Mondays are the busiest day, as they have weekly staff meetings on Monday; that on the remaining week-days there would be an average of 8-10 vehicles, as most of the staff works elsewhere during the weeks.

Jean and Gary voiced their concern regarding the traffic in the area and this section of road is notorious for being slippery in the winter months. Mr. Kaiser advised that this winter there has not been any problem; that always in the past there were always cars off the road, etc.

Theresa recommended outside lighting and Ms. Dunn advised they are planning on extensive additional lighting for security reasons, etc.

Ms. Dunn advised the only exterior changes would be to add full dormers; an outside stairway; another enclosed entry-way and if the septic system needs improvement, they would bring that up to the required standards. Signage will be not any more than the allowed 6 square feet.

Gary reviewed the by-laws for Conditional Uses and advised the application met the requirements as outlined.

Ralph made the motion to grant approval of the application, with the following conditions:

- a) That all State Permits be acquired and on file with the Zoning Office;
- b) That the signage will be less than the allowed 6 square feet;
- c) And, that any and all future enlargements of the facility will be reviewed by the Board.

Theresa seconded. All in favor with the conditions.

FACTS OF FINDING: Based on and examined under the Town of Morristown's Zoning By-Laws, RR/AG, Section 283.D and Conditional Uses, Section 630, the Board granted approval of a Conditional Use Permit, with the following conditions:

- a) That all State Permits be acquired and on file with the Zoning Office;
- b) That the signage will be less than the allowed 6 square feet;
- c) And, that any and all future enlargements of the facility will be reviewed by the Board.

The regular meeting was adjourned at 8:10 P.M. (The BOA & PC entered into a Deliberative Session)

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

/dp