

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
MARCH 13, 1991

Gloria

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

BOARD MEMBER ABSENT: Michael Boudreau.

ZONING ADMINISTRATOR: Gloria Wing

GUESTS: Chris Shonio, Morrisville, VT.

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 02/13/91 meeting for amendments/corrections. Theresa moved to approve the minutes as presented. Ralph seconded. All in favor.

7:30 P.M. -- WARNED HEARING: VARIANCE OF SET-BACK/CONDITIONAL USE. Chris Shonio was present seeking the Board's approval to allow a variance for a 15' set-back from the required 25' set-back reference construction of a two-car garage and breezeway addition on his house located on Stancliff Road. Jean administered the sworn oath to Shonio.

Mr. Shonio advised that last year he discussed his plans with his adjacent property owner, David Kelleher, who is now in Saudi Arabi. At that time, Mr. Kelleher verbally advised him, he had no objections to his plans or to a variance. Mr. Shonio, as did Gloria, advised that letters have been sent to Mr. Kelleher at least 3 weeks prior to this meeting, and to date, have received no response. Mr. Shonio advised Mr. Kelleher's property does not have any structures on it at this time. Mr. Shonio did present a letter from Mert & Sylvia Nichols, which stated they have no objections and feel his plans will enhance the property.

Shonios' purchased the dwelling already built, therefore, had no control on the location of the house on the lot.

Jean made a motion to grant approval of the Variance of a Conditional Use, contingent upon receiving notification from David Kelleher that he has no objection to the approval of a variance. Don seconded. All in favor. Shonio advised he preferred to wait and would not start construction until May, 1991.

FACTS OF FINDING: Based on and examined under Article II, Sections 202.5 & 203.5, Cond. Use & Variances, the Board granted "Contingent Approval" of the application, upon receipt of documentation from Dave Kelleher, stating he has no objection to Shonio's proposed plans.

GENERAL DISCUSSION: Gary advised that he spoke with Wendell Peake, Mgr. of AUBUCHON'S, regarding the sign not being in compliance with the permit; that the sign has been moved, and there is not a problem with visibility. Gary advised he feels the problem is the signage being erected prior to landscaping the area.

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ALLEN FOSS: Renewal of a Variance granted for a septic system in 1987. The septic has not yet been installed and there are no objections and John Sullivan is still in agreement. Ralph made the motion to grant approval to renew the variance for one (1) year. Theresa seconded. All in favor.

Gloria advised that in April, 1990, Craig Wiltshire and Bill Pickens came before the Board for Permits to allow construction of apartments in their respective properties. These permits are about to expire and nothing has been constructed.

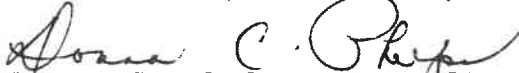
CRAIG WILTSHIRE: Theresa moved to grant approval of a one-year renewal of Conditional Use Permit for Wiltshire's Bridge Street Property. Jean seconded. Ralph abstained from voting. The majority voted in favor of approval.

BILL PICKENS: Theresa moved to grant approval of a one-year renewal of Conditional Use Permit for Picken's Harrison Avenue Property for a 3rd apartment. Jean seconded. All in favor.

Gloria will be on vacation and Allen Newton will be Acting Zoning Administrator in her absence.

Ralph moved to adjourn at 8:04 P.M., Don seconded. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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