MORRISTOWN/MORRISVILLE DEVELOPMENT REVIEW BOARD
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Meeting Minutes of February 28, 2013

Members Present: Brian Irwin, Ron Stancliff, Paul Trudell & Chris Wiltshire
Members Absent: Karyn Allen, Theresa Breault & Gary Nolan (Chair)
Staff: Todd Thomas, Zoning Administrator & Planner
Guests: Charlie Booher of Warren, Robert Audet, Susan Audet, Amy Walker, Dominic Couture, of Morristown.

Call to Order & Minutes: Approval of the February 7, 2013 meeting minutes were tabled until a quorum of the meeting members present that night were available to vote. A vote of 4-0 affirmed the motion.

RECESSED HEARING: 199 VT Rte 15W, §345 Prime Ag, §500 SP & §630 CU (Sayce)
Member Trudell moved to recess the McMahon Chevy satellite parking request at 199 VT Rte 15W from Thursday March 14, 2013 to Thursday April 25, 2013 at 6:30 P.M. to allow for more progress on the proposed waterline from Pinewood Estates to Cadys Falls Road.

WARNED HEARING: LH&A Realty LLC, 735 Brooklyn St., §500 SP & §630 CU
Under §210 Commercial Zone, 214.1 Waiver (setback), §500 Site Development Plan Approval & §630 Conditional Use, Robert Audet appeared before the Board on the half of applicant and landowner LH&A Realty LLC, who was proposing to raze potions of the existing building on parcel 20-013 at 735 Brooklyn St. and replace it with a new 100'x100' building via Commercial Use. Mr. Audet said that the proposed addition was now 120'x 80' because it fit better onto the site than the 100'x100' addition that was originally proposed. Zoning Administrator Thomas noted that the location of the rear property line of the parcel was in question and that the submitted survey had a different lot depth than what was mentioned in the deed and shown on the Town's tax maps. Board members spoke about the difficulty approving such a proposal when the rear property line and the setback thereto were in question. Member Trudell said that the submittal was inadequate and that he would also like to see elevations submitted of the proposed building from the perspective of Brooklyn Street and Stafford Avenue. Member Irwin moved to recess this hearing until April 25, 2013 at 6:30 PM to allow time for a survey of the property to be completed and the site plan of the proposed development to be drawn that depicted the proposed building location, setbacks, existing septic system, any new lighting, new parking and landscaping, along with the aforementioned elevations of proposed building. A vote of 4-0 affirmed the motion.

WARNED HEARING: Robert Audet, 587 Jersey Hts, §437 CNCU, §500 SP & §630 CU
Under §265 Lower Village Gateway Commercial Zone, §437 Change of Non-Conforming Use, §500 Site Development Plan Approval & §630 Conditional Use, applicant and landowner Robert Audet appeared before the Board requesting to change the existing residential use of his non-conforming property to the same residential use plus a Motor Vehicle Sales & Repair Facility use for the sale of up to a maximum of 10 cars at any one time on parcel 07-003 at 587 Jersey Heights. Mr. Thomas read three abutter comments into the record, which included comments from Dominic Couture who is opposed to the project, comments from Bob Budliger who suggested conditions of approval but was neither for or against the project and from Louis Ferris who was supportive of the project. Mr. Audet said that he is simply looking to sell a few of the

rust free cars he brings back from Florida when he does work down there. He reiterated that he is not interested in opening a motor vehicle service station. Dominic Couture, who submitted one of the aforementioned abutter comments, suggested various conditions of approval including: mowing, tree planting, building siding and painting, a limit for uninspected vehicles remaining on the property, hours of operation, requiring that the garage doors be close when working, a buffer zone be provided to his property, as well as regulations regarding storage of fluids and lawnmowers equipment. Abutter Charlie Booher said that he is opposed to the project. He said that the requested use by Mr. Audet was the exact same request that he was denied for recently across the other side of the right-of-way and added that he doesn't understand why this application would be treated differently than his own. Member Stancliff asked Mr. Audet how he would advertise about the for-sale cars if permitted. Mr. Audet said that he would use typical advertising methods including the internet. Member Trudell suggested that a site walk be done of the property to better understand the request. Member Irwin moved to recess this hearing until 25 April 2013 at 6:30 PM, which would be preceded by a sitewalk of the subject property on the same night at 6:00 PM. A vote of 4-0 affirmed the motion.

The meeting adjourned at approximately 8:00 P.M.

Respectfully submitted by Todd Thomas, ZA