

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of February 11, 1999

Members Present: Gary Nolan, Tom Paine, Rich Furlong, David Silverman, Theresa Breault, Carol Jennings, and Paul Trudell.

Members Absent: None.

Guest: Bradley Piper, Mark Zmich, Gordon Reynolds and Tom Bjerke.

The meeting was called to order at 7:30 PM. by Gary Nolan, Chair.

WARNED HEARING, PIPER'S SMALL ENGINES-APPLICANT AND J. RAYMOND CHAUVIN-OWNER, HOME BUSINESS ROUTE 15.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 260, 263.a, 450-452, 460-462.7, 500-503.4, and 630-637 of the Morrisville/Morristown Zoning and Subdivision Bylaws. Gary noted that a site walk had been conducted.

Theresa administered the sworn oath to Bradley Piper.

Mr. Piper gave an overview of the application. He has started a small business in the garage of the house he is renting. He does work on snow machines, atv's and motorcycles. He has no employees. His nearest neighbor is about 1,000 feet. He has typically about 20-25 machines at his property for repair. His turn around time is generally one to two days and about a week if parts need to be ordered. He might build a fence this spring. He is open 7:00 AM to 9:00 PM for counter service and the shop is 7:00 AM to 5:00 PM seven days a week. Maintenance includes changing oil, which the waste oil is put into drums and is given to businesses that burn waste oil. There is a loading dock outside. He sees about ten to fifteen customers daily and they park in the existing driveway. The drive has room for six to seven cars.

Rich asked Mr. Piper if he felt he could meet the bylaws for home business

Mr. Piper responded yes

Theresa made a motion to approve the application with standard conditions, reviewed in 6 and 12 months, absolutely no parking on Route 15, a four foot high solid fence which equipment being serves is to be behind, shop to be 7:00 AM to 5:00 PM Monday through Saturday, Noon to

5:00 PM on Sunday counter 7:00 AM to 9:00 PM seven days a week, and the business may not generate noise on Sunday's before Noon.

WARNED HEARING, MARK AND DEBBIE ZMICH WAIVER REQUEST, SUMMER STREET AND HARRISON AVENUE.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 205, 207.f, 450-452, 500-503.4 of the Morrisville/Morristown Zoning Subdivision Bylaws.

Theresa administered the sworn oath to Mark Zmich

Mr. Zmich gave an overview of the proposed project. Originally when he purchased the property it contained a duplex. He separated the two dwellings a few years back he now wishes to remove the second dwelling and put an addition on his house that will include a additional living space, two car garage, storage area and a woodshed. He is requesting waivers from the two front sides and the rear property line.

David made a motion to grant the waivers with our standard conditions

Paul seconded the motion and it was approved unanimously

WARNED HEARING, THOMAS BJERKE, LOT LINE CHANGE DEMARS ROAD.

Gary opened the hearing and gave an overview of the application.

Theresa administered the sworn oath to Tom Bjerke.

Mr. Bjerke has purchased addition property and wish to do a lot line change that will put his dwelling on one lot and his shop on another lot. The lots meet the minimum lot size and all set back requirements. The shop will be turned into a dwelling

David made a motion to approve the lot line change with our standard condition and that the shop with this change will now lose it home business approval.

Rich seconded the motion and it passed unanimously.

FINAL PLAT APPROVAL, VINCENT AND CATHERINE PIGNATELLO, 2 LOT SUBDIVISION STAGECOACH ROAD.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Section 750 of the Morrisville/Morristown Zoning and Subdivision Bylaws.

Theresa administered the sworn oath to Gordon Renyolds

Mr. Reynolds presented the Board with the final plat showing each lot of being more than

two acres excluding the road and driveway access, right of ways to lot 2. Lot one will have a small septic easement on lot 2

Tom made a motion to approve the final plat

David seconded the motion and it was approved unanimously.

Other Business:

Steve Benson going into the old Taylord's Tavern building. His plans include gutting and redoing the inside and relocating of the front entrance. It has no parking, and is allowed under our regulations to use the municipal parking lot, but at some point the municipal parking lot will reach capacity and there is no sidewalk to the oxbow parking lot. Taylord's Tavern has been closed for about twenty months. The Board decided to hear this application as they have concerns about the new entrance and where delivery trucks will park to unload as with tractor trailers trying to make the corner from Bridge Street to Portland Street ties up traffic enough without adding a delivery truck being parked on the corner.

David made a motion to adjourn the hearing at 9:54 PM

Tom seconded the motion and it passed unanimously

Respectfully submitted,

Kenneth J. Sweetser, Scribe.