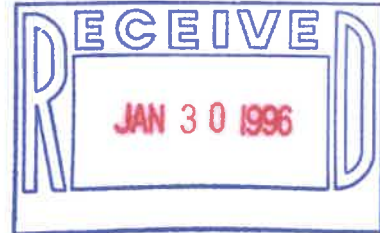


MORRISTOWN BOARD OF ADJUSTMENT  
P.O. BOX 748  
MORRISVILLE, VT. 05661  
(802) 888-6373



Minutes of January 25, 1996

Members Present: Gary Nolan, Theresa Breault, Ida Mae Anderson, Ralph Wiltshire, Jean Wickart, Francis Willey, and Paul Trudell.

Members Absent: None.

Guest: Chris D'Elia and Donald Ostler

The meeting was called to order at 7:30 p.m. by Gary Nolan, Chairman.

The minutes of January 11, 1996 were approved as written.

WARNED HEARING, H.A. MANOSH/NHC, INC., CONDITIONAL USE

Gary Nolan and Paul Trudell removed themselves from this hearing as they felt that they had a conflict of interest.

Ralph opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230, 233(a)(c), 300-305, 450-453.3, and 630-637 of the Morristown Zoning Bylaws.

Chris D'Elia representative for the applicant, gave an overview of the project. The addition will be 14,000 square feet and will mostly be used for a warehousing. Hearthstone (NHC) no longer polishes stone on site, thus greatly reducing the amount of water used and the requirement for septic capacity. The septic requirements are 15 gallons per employee they are using about a fifth of their 1,955 permitted capacity. They are not planning on adding any new employees at this time, but may in the future depending on business. The parking area meets the 1.2 parking spaces per employee requirement. No additional lighting, landscaping or other exterior improvements are planned. The proposed addition will not pose any addition threats to the Cadys Falls Aquifer.

Don Ostler asked about the septic capacity and if they stored hazardous chemicals on site?

Mr. D'Elia explained about how septic capacity is determined and that to his knowledge they do not have any hazardous materials on site.

Gary Nolan informed the Board that the former tenant had left some chemical behind when they left, but they have long since be removed and disposed of.

The Board approved the application with conditions.

**Other Business:**

The Board discussed the concerns that the Planning Commission has raised the DRB alternate member policy. The Board will attend Selectboard hearing of January 29th to try to work out a solution with PC and BOS. The Board likes and supports Bill Bourne's suggestion of quarterly meetings between the PC and DRB.

The Board read the Perras article in the *News & Citizen*, the Board will forward the article to Steve Stitzel. The Board decided if comments were requested from the press on the Perras case only Steve Stitzel would respond.

The Board reviewed a draft letter to Ed Stanak from the Board dealing with the Howard Manosh letter stating that he is the co-applicant in the landfill and that the permit should be issued to him.

The hearing was adjourned at 9:10 pm.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.