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MORRISTOWN BOARD ADJUSTMENT -- MINUTES
JANUARY 22, 1992

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

MEMBER ABSENT: Rose Lambert

ZONING ADMINISTRATOR: Gloria Wing

GUESTS: [See attached]

The meeting was called to order at 7:30 P.M. by Chairman Gary Nolan, who reviewed the minutes of the 01/08/92 meeting. Theresa moved to approve the minutes as presented. Ida Mae seconded. All in favor.

7:30 P.M. -- PATRIOT MOTORS/BERNARD CANTON, applying for a CHANGE OF A NON-CONFORMING USE, on Jersey Heights, RT 100, in the Village of Morrisville, VT. Mr. Canton was administered the sworn oath by Jean.

A Site-Walk of the property was conducted on 01/18/92 by the BOA.

Mr. Canton advised that he is leasing space, measuring 45' X 45' with 9' X 11' of space to be used for an office; this meets the requirements mandated by the Department of Motor Vehicles for use as a Used Auto Sales & Repair business. This operation is the same as he operated by Village Lincoln-Mercury.

There will be no more than twelve (12) vehicles parked in the back where Plante now parks his trucks/equipment; that no vehicles are to be parked in front of the barrier per DMV. The sign is already on the building and measures 36" X 40".

Dick Towns of Green Mountain Sanitation was in attendance and advised that he wanted it noted that GMS has a 16.5' right-of-way on the north side of the building.

Paul requested that if a Permit were to be granted that it include a Condition that the Permit was ONLY for Patriot Motors; that it was not transferable in the future.

Gary advised that there should be a couple additional conditions the Board should consider imposing.

Ralph made the motion to move this hearing into Deliberative Session. Ida Mae seconded. All in favor. Mr. Canton was advised the BOA was allowing him to continue the operation of this business until a decision has been rendered in the Deliberative Session.

8:00 P.M. -- DAVID PARKER: RECONVENED RECESSED HEARING. CONDITIONAL USE/CHANGE OF USE APPLICATION, for a COMMERCIAL HOME INDUSTRY on Randolph Road in the Town of Morristown, VT.

Jean administered the sworn oath to all concerned parties.

A Site-Walk of the property was conducted on 01/18/92 by the BOA.
This meeting was reconvened from 01/08/92.

Paul asked how many vehicles would be on the premises at one time; Parker advised there would be no vehicles outside the building and no more than three or four inside being dismantled. That all saleable parts would be stored on shelves for sale. The former milking parlor will be used for office space; that the walls are being insulated for noise control; there will be no windows on the sides, only the doors on either end of the barn will be left.

The only employees will be himself, his son, Brian, and possibly one (1) other person on weekends; that he would be open for business seven (7) days a week; that the exception would be if he and his son were employed at regular 40 hour elsewhere, then there would be no activity going on, only possible parts sales.

Jean read two (2) letters received by the Board, stating objections to Parker's proposed plans. Letter #1, dated 01/19/92, submitted and signed by William van de Kamp and Letter #2, dated 01/14/92 signed by and submitted by Bruce Killian; Cathy Killian and William van de Kamp.

Bruce Parker advised that a business out of Burlington, VT will pick quantities in 100 gallons and over of fluids for a fee.

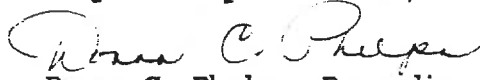
Ida Mae asked about the noise level, especially in the summer months, would the end doors be open. Parker advised possibly at times. Parker advised that he would operate seven days a week and would work evenings; that he would try to be out of the barn by 8:30 P.M. That GMS will put a 'roll-off box' on the premises and haul the scrap materials to Brown's in Middlesex, VT whenever it is full. That he would be hauling up to 3 vehicles on a flatbed or trailer at one time, themselves for dismantling.

After further discussion, Jean made the motion to take this Hearing into Deliberative Session. Ralph seconded. All in favor.

GENERAL DISCUSSION: Gloria advised that she has scheduled the Couture Appeal Hearing for 02/26/92 at 7:30 P.M.

Ralph made the motion to adjourn at 8:25 P.M. Paul seconded. So moved.

Respectfully Submitted,


Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment