

MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
MORRISTOWN PLANNING COMMISSION MEETING (JOINT)
JANUARY 12, 1994 @ Morristown Elementary School Library

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

PC BOARD MEMBERS PRESENT: George Robson; Norm Nepveu; Deb Mason; Adrian West; Jane Greene and Jennifer Willingham.

BOARD MEMBERS ABSENT: Rose Lambert & Ida Mae Anderson

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: [See attached List]

The meeting was called to order at 7:32 hours, by Chairman Gary Nolan, who reviewed the minutes of 10/08/93 for amendments/corrections. Ralph moved to approve the minutes as printed. Theresa seconded. All in favor.

7:33 P.M. -- WARNED HEARING/CONDITIONAL USE: NEW GRAND UNION STORE, RT 100, Fairgrounds Plaza, represented by Steve Reid; David White & Associates.

Gary Nolan then removed himself from the Hearing, as to eliminate the possibility of him having a conflict of interest pertaining to this hearing; Ralph Wiltshire then conducted this Hearing as Acting Chairman. Jean Wickart administered the sworn oath to all parties involved in this hearing. Ralph advised the parties of the By-Laws that would pertain to this Hearing, being 210 - Commercial; 213.a -- Retail Goods & Services and 630 -- Conditional Uses.

Mr. Reid advised he has verbally spoken with Jim Fox of the Water & Light Dept. and has been advised that power will not be a problem due to the Talc Mine in Johnson, VT closing and would welcome the businesses; also the water supply will be sufficient to service the potential businesses.

That a traffic study, being conducted by Bruno Associates, will be finalized this week, in conjunction with the RT 100 By-Pass.

The plans are to centralize the entrance/exits of the Northgate and Fairground Plaza, with a four-way intersection, which will be signalized, with only one curb cut on the Fairground Plaza side with exit onto Stafford Avenue to the By-Pass.

Adrian West voiced his concern with traffic exiting the shopping center onto Stafford Avenue and people trying to avoid the traffic light. Mr. Reid advised they could move the exit to the rear of the store for truck deliveries, from the by-pass. This development will be served with 404 parking spaces, with smaller shops located to the north side of the Grand Union building. The sidewalk on Brooklyn Street will be designed to cross RT 100 at the signal light from Northgate over to the Fairgrounds Plaza.

Ralph asked they clarify the square footage of the Grand Union space from the total square footage of construction.

Mr. Reid advised the parcel measures 7.8 acres 72,246 sq. ft. of structures, of which will be 49,180 for the Grand Union Store. Three (3) sides of this property

are bordered by the State of Vermont (RT 100; State Highway Garage and the RT 100 By-Pass) and Stafford Avenue on the north side, owned by the Town.

Bill Moulton advised he would like a large pipe installed where the deep ditch is adjacent to the Northgate Plaza, cover the pipe and put in a third lane for traffic entering into the Northgate Plaza. That he is in favor of the truck access onto Stafford Avenue, but also wants the developers aware of the large storm water problems in this area and they will have to address the water run-off in their plans.

Mr. Reid advised they planned to install catch-basins in the front of the store and pipe the water to the back of the store to a drainage ditch behind the building, that would drain onto Howard Manosh's property, being piped under the under the by-pass. That approximately 75% of the 7.8 acres or more will be paved.

Adrian advised that in 30 years the by-pass has not come to pass and they should design their plans with the concept the by-pass may never go in.

The By-Pass construction is scheduled to start in April, 1996.

Ralph asked that copies of the Traffic Study be forwarded to Ken Sweetser for distribution to the Board members prior to any future hearing on this matter. Mr. Reid advised they would be ready by the end of this week.

There is adequate power to supply both Price Choppers and Grand Union, with Grand Union utilizing mostly propane and stressing energy conservation in the designs. The septic system will be west of the By-Pass, in a sleeve, piped under the by-pass; this must meet ACT 250 and the State standards.

Lighting was discussed, with plans for lights to be 21.5 feet high, throughout the entire parking areas. Adrian requested they confer with FAA as to what lighting would be allowed.

The motion was made and seconded to conduct a Site-Walk of the area on January 29th, 1994 at 09:00 A.M.

The next hearing will be held on 02/09/94 at 7:30 P.M. (BOA & PC).

At the next regular meeting, it was requested that the following information will be presented to the Boards for review:

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| a) DETAILED SITE-PLAN; | g) STORM WATER RUN-OFF |
| b) SIGNAGE PLANS | h) LIGHTING |
| c) TRAFFIC STUDY | i) TOTAL # OF EMPLOYEES |
| d) HEIGHTS | j) BUSINESS HOURS |
| e) SIDING | |
| f) SEPTIC | |

Theresa made the motion to recess this Hearing to 01/29/94 at 09:00 A.M. for a Site-Walk of the property, then recess to a regular meeting with the Plan. Com. on 02/01/94 at 7:30 P.M., then to 02/09/94 at 7:30 P.M. with the Board of Adj. Jean seconded. All in favor.

****Gary Nolan resumed his position as Chairman.

9:20 P.M. -- INFORMAL DISCUSSION: KENNETH HARVEY, dba/Harvey's Mobile Homes (Re-Location). Ken advised the Board that with the construction of the new Grand Union Store, he will be required to re-locate, and inquired as to the possibility of his moving his mobile home sale business onto property he owns on Harrell Street, which is currently zoned RR/AG. That he would put the business on the side toward Colonial Manor Apartments. This is a 25 acre parcel of land. That he had acquired Town and ACT 250 permits to allow for fuel tanks and storage and for gravel extraction, but believes he needs the BOA's approval for a Variance and will also have to apply to ACT 250. Ken advised he plans to replace his fuel tanks in the next year and a-half and will also removed an old shed and do landscaping.

The BOA advised they did not have the authority to grant Variances since the new By-Laws have come into effect.

There was discussion as to re-zoning areas and changing some of the current by-laws.

The Boards agreed to conduct a Site-Walk of the area at approximately 10:00 A.M. on 01/29/94 following the Grand Union Site-Walk.

Ralph moved to adjourn the meeting at 9:45 P.M.; seconded by Paul Trudell. All in favor.

Respectfully Submitted,



Donna C. Phelps, Recording Secretary
Morristown Board of Adjustment

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