

MORRISTOWN BOARD OF ADJUSTMENT

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Minutes of January 11, 1996

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

Members Absent: None.

Guest: see list attached

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

The minutes of December 28, 1995 were approved as written.

WARNED HEARING, PETER BOURNE AND DAWN ANDREWS, CONDITIONAL USE

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 280, 283j, 450-453.3, 480-481h and 630-637 of the Morristown Zoning Bylaws.

Mr. Bourne explained the project will consist of a 10,000 square foot fenced in area for the storage of residential propane tanks of various sizes from 25 gallons to 1,000 gallons. The landscaping will be done with the existing 25' softwood trees, with some additional tree plantings. The existing road will not change in location, but needs to be widened to allow trucks to deliver new tanks to the site. There will be no retail at the site.

The Board asked questions on: the setbacks, storm water runoff, airport regulation if you are in the Airport Hazard Area, fuel oil and propane being stored on same lot, State and Federal standards, and maximum tanks to be stored on site.

Mr. Bourne responded, that he will move the fenced in area to meet all setback and submit new site plans. The runoff will go towards the front of the lot, but since it is grasses or gravel it will not create any problems. It is not a problem being located in the Airport Hazard Area provided that it is not lighted as to interfere with airplanes landing, since there will be no lights it is not a problem, or structures higher than the surrounding structures and nothing will be very tall. It is not a problem for fuel oil and residential propane tanks to be on the same site as each propane tank is considered separately. He is meeting all State and Federal regulations. Mr. Bourne feels about 50 tanks will be the maximum stored at the site.

The Board recessed to a deliberative session to follow the Bothfield/Siedel hearing.

WARNED HEARING, DAVID BOTHFIELD AND KAREN SIEDEL, CONDITIONAL USE

Gary opened the hearing and gave an overview of the application. The application will be reviewed under Sections 210, 213a, 450, 630-637 of the Morristown Zoning Bylaws.

Mr. Bothfield gave an overview of the project. He said he is asking basically for the same approval he got in 1993. He would like to construct three structures, a 20' X 22' addition to the front of the greenhouse, a 6' X 15' addition to the southern side of the Bailey House Floral building, and a 8' X 25' addition to the back of the building. He stated that he was meeting all of the setback requirements.

The application was approved with conditions.

The Board went into deliberative session at 8:36.

The Board came out of deliberative session at 9:47

The Board reached the following decision on the Peter Bourne and Dawn Andrews application to approve the application with conditions.

Other Business:

The Board review the status of the various enforcement actions underway, and the meeting between the Town (Ken Sweetser and Gary Nolan), Steve Stitzel, Edward French, Jr., Peter Bourne, and Kurt and Mary-Jo Salvas, in an attempt to try to work out, out of court settlements. The Board discussed recent developments in the Perras case.

The hearing was adjourned at 10:13 pm.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.