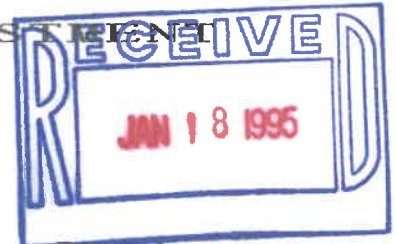


MORRISTOWN BOARD OF ADJUSTMENT

P.O. BOX 748
MORRISVILLE, VT. 05661
(802) 888-6373



Minutes of January 11, 1995,

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

Members Absent Rose Lambert-excused

Zoning Administrator: Kenneth J. Sweetser

Guest Present: none.

The meeting was called to order at 8:00 p.m. by Gary Nolan, Chairman.

Theresa made a motion to approve the minutes of December 14, 1994 with the correction of Mr. Clark's first name to changed to Don.

Ralph seconded the motion.

The motion passed unanimously to approve the minutes.

F. William Alley

Warned Hearing on 25,000 sq. ft industrial building located on Harrel Street in the industrial park. The applicant requested a recess of his hearing until February 8, 1995 at 8:00pm in the Town Clerk's Office Building. The hearing was recessed.

At 8:05pm Gary made a Motion to go into deliberative session on Copley Hospital and Dunkin Donuts.

At 10:15pm Gary made a motion to come out of deliberative session.

Seconded by Paul.

Copley Hospital, Inc.

Decision on sign request. Copley Hospital requested signage of 130.5 sq. ft. requiring a variance of 30.5 sq. ft.

Ralph made a motion seconded by Paul to call the existing "COPLEY HOSPITAL" sign a memorial sign. Copley was required to install this sign as stated in the Alexander Copley's Last Will and Testament when a bequest of his Will was given.

Theresa made a motion seconded by Ralph to accept Dr. Blower's letter of January 5, 1995 to withdraw Copley Hospital's application for a sign variance. The new total signage according to the Zoning Board of Adjustment review, is 96.5 sq. ft. The

Zoning Administrator is instructed to issue the permit once the minutes are completed and Copley Hospital pays the required fee.

Vermont Donut, Inc.

Vermont Donut, Inc. d/b/a Dunkin Donuts recessed hearing from December 14, 1994. The application is for a restaurant to be built on a one acre parcel of land that belongs to Eva Perry.

Jean made a motion to accept the application for a conditional use permit.

Paul seconded the motion

Discussion ensued.

Under section 630 conditional uses.

- 632.1 Capacity of existing and planned community facilities. The Board concludes there is sufficient capacity to meet the needs of this project.
- 632.2 Character of the area affected. The Board concludes that the area is commercial in nature.
- 632.3 Traffic on the roads in the area. The Board concludes that the proposed project will result in no significant changes.
- 632.4 Bylaws in effect with special reference to these zoning regulation. to be determined
- 632.5 Renewable energy resources: N/A
- 632.6 Conditions which may effect the proposed use. Section 300 Wellhead Protection Areas. In Section 305 Prohibited uses in the WHPA "The following uses shall not be permitted under any circumstances...underground storage tanks (except those storing drinking water)... The Zoning Board of Adjustment request additional information from the applicant (a revised site plan to conform with Section 305).
- 633 Other Standards
 - 633.1 Revised site plan to address this Section.
 - 633.2 Must clear up storage tank issue.
- 634 The ZBOA needs exact calculation of the front of the building.

635 Further Determinations

- 635.1 N/A
- 635.2 N/A
- 635.3 N/A
- 635.4 N/A
- 635.5 N/A
- 635.6 Needs to be calculated and revised plans submitted.
- 635.7 Landscaping is adequate
- 635.8 N/A

635.9 The Zoning Board of Adjustment will require a 1, 3, and 5 year review of all conditional use requirement.

636 Extra Conditions.

The Board will require definitive information on interior and exterior lighting. We will require zero cutoff down shaded lighting fixtures for all exterior lighting.

In addition the applicant will need to address all tanks (septic, fuel etc...) as per Section 305. The applicant is reminded that the maximum allowable signage is 7 1/2% of the front of the building, with a maximum of 100 sq. ft. per business. The Board would like to see the location all underground utilities (power, phone etc...) and any lines (sewage, water etc...) on a site plan. The applicant is requested to submit the required information to the Zoning Administrator by February 1, 1995.

The application was recessed until February 8, 1995 at 8:15pm in the Town Clerk's Office Building.

Other Business: Ralph updated the Board on his meeting with Stephen Stitzel on the landfill.

The decision as to defend the Boards decision on S & B Pitt Stop was tabled until next meeting.

Gary made a motion to adjourn at 10:48 p.m.

Seconded by Ralph

The motion passed unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.