

**MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD**

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Minutes of January 9, 1997

Members Present: Gary Nolan, Rich Furlong, Ralph Wiltshire, Jean Wickart, Tom Bjerke, and Paul Trudell.

Members Absent: None.

Guest: Roy Marble and Gordon Reynolds

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

The minutes of December 12, 1996 were approved as written.

WARNED HEARING, PETER FECTEAU, AMENDMENT TO RIVERVIEW GARAGE PERMIT

Gary opened the hearing and gave an overview of the application. The applicant is asking to increase the number of vehicles from 60 to 90, increasing the time to either inspect or junk vehicles from 15 to 45 days, and for the use of three buses for storage. The application is to be reviewed under Sections 280, 436, 500-503.4, and 630-637 of the Morristown Zoning Bylaws.

Roy Marble represented the applicant at the hearing.

Jean administered the sworn oath to Roy Marble.

Roy gave an overview of the proposed amendment. The Riverview Garage lot is 2.3 acres. The garage does auto repair, restoration, salvage and sales of used vehicles. They would like to add 30 additional vehicles behind the garage. They need additional time as 15 days is not adequate to get vehicles inspected or salvaged. They have three school buses that they use for storage and would like to keep them. The site plan is preliminary and they will have to get a surveyor in to do a site plan and the site will require quite a bit of reworking to allow for the storage of 30 vehicles.

Gary expressed concern over giving a blanket 45 days to inspect or junk the vehicles. Mr. Marble was warned that the school buses if allowed would have to be painted some other color than yellow that blends in with the landscaping.

Rich asked how many cars are on the property and what is the break down of vehicles.

Mr. Marble responded that current about 40 and this least that it has been in a while. About a quarter are for sale, a handful are junks and the rest are customer vehicles. They will

have to make landscaping changes to lot including regrading and adding trees.

Gary read from the Act 250 permit where the Town of Morristown concern was that they did not want Riverview Garage to turn into a junk yard.

Ralph stated that the applicant needs a better site plan before the Board can act.

Mr. Marble agreed.

Ralph would also like Mr. Fecteau to be at the next meeting.

Rich questioned that if the Act 250 permit was granted when the lot was 14 acres and it is now 2.3 acres is the Act 250 permit still valid.

Gary said that the part of the original 14 acre lot where the garage is has not changed.

Ralph said that he wants the applicant to have a site plan that meets all of the requirements in Section 500 of the Zoning Bylaws, a site walk before the next meeting and one afterwards if approved, and that if it is approved he would like to 1, 3, and 5 year review of the permit. Ralph made a motion to recess the hearing to March 13, 1997 for a site walk at 6:30 PM. and to continue the hearing at 7:30 PM. On March 13, 1997 in the Town Clerk's Office Building in order to allow the applicant to get his paperwork in order.

Rich seconded the motion and it passed unanimously.

PRE-HEARING, VINCENT AND CATHERINE PIGNATELLO, 2 LOT SUBDIVISION.

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 220-220.4b, and 300-300.2 of the Morristown Subdivision Bylaws.

Gordon Reynolds of Little River Survey Co. Represented the applicant at the hearing.

Jean administered the sworn oath to Gordon Reynolds.

Mr. Reynolds explained that the Pignatello's wish to subdivide their 5.4 acre lot into two lots. Lot 1 will be two acres and stay with the existing house and lot 2 will be 3.4 acres and is currently undeveloped. In all likelihood it will be sold to an adjoining property owner. If the adjoining property owner does not buy the lot it will be put on the market.

There was discussion on a 30 foot right of way along the property line.

Gary made a motion to classified the subdivision a minor subdivision and will determine if it meets the Town Plan at the warned hearing.

Ralph seconded the motion and it passed unanimously.

Other Business:

The Board discussed the proposed changes in the Village Zoning Bylaws.

The hearing was adjourned at 9:30 PM.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.