JOINT MEETING
MORRISTOWN BOARD OF ADJUSTMENT -- MINUTES
MORRISTOWN PLANNING COMMISSION
FEBRUARY 9, 1994

BOARD MEMBERS PRESENT: Acting Chairman Ralph Wiltshire; Theresa Breault; Ida Mae Anderson; Jean Wickart and Paul Trudell.

BOARD MEMBERS ABSENT: Gary Nolan &Rose Lambert (Excused).

ZONING ADMINISTRATOR: Kenneth Sweetser

GUESTS/APPLICANTS: [See attached].

The meeting was called to order at 7:34 P.M. by Acting Chairman Ralph Wiltshire, who reviewed the minutes of tabled the minutes of 01/12/94 until the next scheduled meeting.

7:35 P.M. -- GRAND UNION STORE (Fairground Plaza), RT 100, represented by Steve Reid of David White & Associates; Steve Irish, Regional Manager and Jim Miller, Present and Future Store Manager.

Jean administered the sworn oath to all involved parties.

Mr. Reid presented revised plans for the proposed project, which included landscaping and lighting; with the sidewalk access incorporated and landscaped; the entrance/exit moved to line up with the Northgate Plaza entrance/exit and fully signalized. There will be a line of landscaping (hedge) between the store and the Agency of Transportation building. The satellite stores will all be located on the north side of the proposed Grand Union.

Lighting will consist of 'Shoe-box' fixtures, 21' high and closer together than the original plans, using 250--400 watt range.

Regarding the Stanford Avenue exit, the Morristown Fire Department has requested the exit be open as there is a key hydrant which is located very close to the entrance; this could possibly be utilized as a truck exit/entrance. Mr. Reid advised that Bill Mouton, Highway Superintendent, has concerns with traffic and this exit not being signalized.

Mr. Reid advised the plans consist of 5 parking spaces per 1,000 ft. of floor space; that they have eliminated a large number of the parking spaces in the rear, retaining employee parking spaces. The area instead will be mostly grassed over for the present and at which time the RT 100 By-Pass is constructed, they will do extensive landscaping behind the store.

Fire hydrants will be installed; the plans also include an on-site septic system, which will travel underground, under the proposed By-Pass to locations, which will be used alternatively. Parking will be served with drains leading to retention ponds, and swale area requested by the State of Vermont as part of the drainage.

Acting Chairman Wiltshire advised that both Boards would like plans for the exterior of the building presented and pictures of a building as per their plans, presented to the Boards for review. Mr. Reid advised he only had pictures of the Montpelier Grand Union Store, which is somewhat like this project would look and did present the floor plan of this proposed project, advising the facade would

be 28' high; the building would measure 20' high, having an asphalt roof, slate gray in color.

Ralph called for a 10 minute recess @ 8:06 P.M., reconvening at 8:16 P.M.

The Grand Union representatives were advised that it was the consensus of both Boards that the PC Board had requested a list, which was presented to the G.U. representatives, of information that was to have been presented for review by both Boards at tonights meeting which was not produced; that this information and a list, which will be compiled in deliberative session and forwarded to G.U. representatives by Zoning Administrator Ken Sweetser. This requested information is to be presented to the Boards, at the recessed Hearing, in full and complete detail on **WEDNESDAY, MARCH 9th, 1994 @ 7:45 P.M.**

Mr. Irish advised that he is the regional manager of 12 area Grand Union Stores; that approximately 20 years ago, he was an in-house manager here in the Morrisville Grand Union; that this proposed store would employ between 150 to 200 employees, whereby the present store employees 50 people.

Adrian West inquired how this community can support two (2) stores consisting of 50,000 sq. ft. Mr. Irish advised their plans are to construct a store, with at least a 20 year future; they will be open 24 hours a day. That Howard Manosh will lease the remaining stores.

Chris Ransom inquired if the traffic light they install will be synchronized with the light located at RT 100/15 intersection. Adrian advised that light is 'pad controlled', therefore it could not be. The Board advised how the light timing is set is up to the Agency of Transportation.

The hearing was recessed to 03/09/94 @ 7:45 P.M.

GENERAL BUSINESS:
Ken Sweetser advised the Board that Larry Ward had purchased a lot on Frazier Road, measuring 16.5 feet X 66 feet, being the smallest lot in Town, created 07/11/45, deeded by Ernest & Florence Lanphear to Delmar Jewett, which now has a mobil home, being 10' wide X 44' long, with a 2' draw-bar. How much will he have to purchase from Rodney Lanphear to make a legal size lot. The leach field is located on Rodney Lanphear's property.

The meeting was then adjourned at 8:23 P.M.

The Boards entered Deliberative Session at 8:23 P.M.

Respectfully Submitted,

Donna C. Phelps

Donna C. Phelps, Recording Secretary
Board of Adjustment

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