

TOWN OF WILMINGTON
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND STATEMENT OF FINDINGS
WILMINGTON, VERMONT 05363

A request for a permit was made to the Board by: **Cameo Builders**

Owner/Applicant(s) Mailing Address: **801 North Main Street Ext, Wallingford Ct.
06492**

Address of the subject property: **9 West Main Street, Wilmington, Vt. 05363**

Tax Map #**020-20-073**

A copy of the request is filed in the office of the Board and is referred to as:

Case #: 2014-096

Description of Case per Public Notice:

Application # 2014-096: owner; Cameo Builders, LLC. Application is being made for a Historic District Review to allow refacing the front of the building with stone veneer up to 40 inches in height in the Village zoning district; Article VI, Section 620 A & B; location: 9 West Main Street.

Notice for a public hearing was posted in three public places and was published in the Valley News on: **09/18/2014**

A copy of the notice was mailed to the applicant and to the abutters on: **XXXXXX**

Public hearings were held on: **10/06/2014 and 10/20/2014**

Action taken on this application may be appealed by anyone identified as an interested party, pursuant to Vermont Statutes Annotated. Said appeal shall be made to the Vermont Environment Court.

Appeal period for this Case expires on _____.

The Approval expires on _____.

In addition to the Applicant/ Agent the following persons were heard by the Board in connection with this request: (Copies were mailed to those persons listed below as having been heard.)

Lilias MacBean Hart

Craig Ohlson, Zoning Administrator

I. The Board FINDS:

The following are the circumstances which give rise to the request, and the following are facts and opinions presented to the Board at the hearing and developed by the Board in independent evaluation.

EXHIBITS:

Application (five pages, not numbered)

A Photo of proposed stone sample next to existing wall application, 9 West Main Street

B Photo of proposed stone applied and finished on separate other like building

C Photo of 9 West Main Street building as it faces Rt 9 where proposed stone will be applied

D Interested Party Status Requested for Lilias MacBean Hart (Ten Signatures) dated 10/01/2014

1. The subject property is in the Historic Review District and the Village District of the Town of Wilmington
2. Subject property was most recently a Bakery with Offices and Apartments
3. The Applicant is proposing to face the front, South Side of building up to 40” with a cultured Stone facade.
4. Liliias MacBean Hart presented the Board with a request for interested party status supported by the required 10 supporting Wilmington property owners’ signatures and addresses. Liliias Hart disclosed that the proposed stone veneer should only be considered as a foundation material and to allow stone as a facade would irreparably compromise the integrity of our claim to be a historic place. Under Article VI, Historic Review District, Section 620: Building Review Criteria, B. Visual Appearance, #1. Materials and Texture: “Renovations, restorations and maintenance work should make every effort to match existing materials and textures.”
5. Board asks applicant to seek advice from Vermont Preservation Trust as to find if proposed stone veneer is appropriate and continues the case until 10/20/2014

2nd Hearing Continuation from 1st Hearing

6. The Applicant rescinds his proposal to apply the cultured stone up to 40” as a wall veneer
7. The Applicant proposes to apply the cultured stone under the existing front deck that will give the appearance of a stone foundation under deck
8. Liliias Hart gives testimony that Stone is only appropriate as a foundation material and not as a wall veneer and gives her consent to new presentation from applicant

II. The Board CONCLUDES:

Cultured stone used as a stone foundation facade is **approved** as per the criteria as read in Section 620 B. 1. Materials and texture: Renovations, restorations and maintenance work should make every effort to match existing materials and textures.

Conditions:

This is granted subject to the following restrictions, requirements, limitations or specifications.

1. Cultured Stone can only be applied below existing deck to appear as a foundation and not be applied as a wall veneer to the height of 40" below windows.
2. Blue vinyl shingles will be continued down to the deck to complete wall siding.

If unused, this Approval expires 2 years from the date of issue. A request for extension may be made in writing to the Development Review Board before the expiration date. Such request shall be in the form of an APPLICATION FOR EXTENSION.

There is a thirty (30) day appeal period from the date of signature before this Approval becomes final. In addition, all fees must be paid and a Zoning Permit *must* be issued prior to the commencement of any work requested in this application. When a Zoning Permit is issued, there is an additional fifteen (15) day appeal period before the Permit becomes final. Work may commence when the Permit has been issued and all Appeal periods have ended.

This approval ***does not relieve you***, as applicant, from obtaining any and ALL applicable State and other local permits.

The applicants in the Historic Review District are responsible for obtaining and maintaining approvals for “historic” designation from the National Register of Historic Places, which may be required to obtain and maintain flood insurance in the towns of Wilmington and to enable the town of Wilmington to be eligible for certain grants.

The applicants within the flood plain are responsible for compliance with all town of Wilmington Flood Hazard regulations as well as any requirements of the agency of Natural Resources as stipulated in their Flood Hazard review.

The applicant is responsible for obtaining any and all applicable state and local permits as defined by the Agency of Natural Resources Permit Specialist and as required by law.

IN FAVOR of granting the APPROVAL FOR the above referenced application, with whatever restrictions, requirements, limitations or specifications are contained herein:

Peter Wallace

Wendy Manners

Sybil Idelkope

OPPOSED:

None

For the Board: Peter Wallace, Chairperson

Date: 00/00/2014

Appeal Rights: An interested person may appeal this decision to the Vermont Superior Court, Environmental Division, pursuant to 24 VSA 4471 and VRECP Rule 5, in writing, within 30 days from the date this decision is issued. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by the decision, pursuant to 24 VSA 4472(d) (exclusivity of remedy; finality).

This approval does not relieve the Applicant of the responsibility to obtain all other applicable approvals that may be required by Federal, State, and local laws and ordinances.

