

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: **Peter Wallace**

Owner/Applicant(s) Mailing Address: **Peter Wallace, PO Box 1198, Wilmington, Vermont 05363**

Address of the subject property: **33 West Main Street, Wilmington, Vermont 05363**

Tax Map: **#020-20-066**

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

Case# 2015-009

Description of Case per Public Notice:

Application # 2015-009: Owner; Peter Wallace. Application is being made to replace an existing slate roof with a metal roof in the Village zoning district (Historic Review District); Section 620A (4) & 804; location: 33 West Main Street

Notice for the public hearing was published in the Valley News on: February 26, 2015

Notice was posted in three public places on: February 25, 2015

A copy of the notice was mailed to the applicant on: February 23, 2015

A copy of the notice was mailed to the abutters on: February 23, 2015

The public hearing was held on: **March 16, 2015**

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 Environmental Court.

Appeal period for this Case expires on: May 13, 2015

Approval expires on: May 13, 2017

The following Exhibits were placed in evidence by the Applicant or Interested Person:

- **Exhibit A: Application (2 pages)**
- **Exhibit B: List of Abutters (1 page)**
- **Exhibit C: 2 Photos of Building from West Main St. (Rt 9).**

I. The Board FINDS the following:

1. **The structure is a 2 1/2 Story Building set back from West Main St. (Rt 9). Gable style pitched slate roof with metal ice belt.**
2. **The current use is a Cafe on 1st Floor and Residence above.**
3. **The applicant is requesting to replace existing "worn" slate roof with standing seam metal roof and straighten out sag of roof.**
4. **The new roof will match color ("slate blue") of the current 1st floor porch metal roof.**
5. **The new roof will be built up to correct sag and potentially add a layer of rigid insulation. By thickening roof the rake and fascia will increase which would add structural stability and closer match neighboring buildings.**
6. **A ridge vent will also be added.**

The Board CONCLUDES:

That **33 West Main St. Roof Renovation** is in the **Historic Review District** and requires a Site Review and Building Review. (Section 630 D 3)

With regards to the criteria for a permit within the Historic Review District, the Board concludes that this proposal *will* conform to the requirements of the Wilmington Zoning Ordinance and the following standards:

SECTION 610: Site Review Criteria:

The DRB when reviewing an application for new construction or exterior renovations shall consider the following criteria where germane:

A. RELATE DEVELOPMENT TO ITS ENVIRONMENT. Proposal conformance with established neighborhood building scale;

- **Not applicable. Renovating roof only.**

B. PRESERVE THE LANDSCAPE. If natural features and existing landscaping are proposed to be removed, special attention shall be accorded to plans to replace such features and landscaping;

- **Not applicable. Renovating roof only.**

C. PROVIDE EFFICIENT AND EFFECTIVE CIRCULATION. With respect to vehicular and pedestrian circulation, special attention shall be given to the location and number of access points to public streets and sidewalks, to the separation of vehicles and pedestrians, to the arrangement of parking areas and to service and loading areas, and to the location of accessible routes and ramps for the disabled;

- **Not applicable. Renovating roof only.**

D. PROVIDE FOR NATURE'S EVENTS. Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. Attention shall also be accorded to design features which address the effects of rain, snow and ice at building entrances and to provisions for snow and ice removal from circulation areas;

- **No change in roof pitch or roofline, therefore water and snow quantities will remain unchanged.**

E. INTEGRATE UTILITARIAN FEATURES WITH THE DESIGN. Exposed storage areas, machinery and equipment installation, service areas, truck loading areas, utility connections, meters and structures, lighting, and similar accessory structures shall be subject to such setbacks, screen planting or other mitigation or screening methods as shall reasonably be required to prevent their being incongruous with or incompatible with existing or proposed structures and surrounding properties. Utilitarian features which are essential to a structure's function shall be incorporated into the original structure design, not added as an afterthought;

- **Not applicable. Renovating roof only.**

F. PROTECT WILMINGTON'S HERITAGE. The removal or disruption of historic, or traditional structures, architectural features or neighborhood patterns of the district shall be minimized insofar as practicable. New structures, additions, and alterations shall be sympathetic to and complement the scale and design of surrounding historic structures; and

- **The existing slate roof is in a state of disrepair and necessitates replacement to protect the building itself. Replacing the roof with new slate is cost prohibitive. Applicant has expressed intent to minimize impact by using complimentary "slate blue" metal and adding rake and fascia details in keeping with historic styles.**

G. CONSIDER THE LOCAL ENVIRONS. Any development which proposes new structures, additional lot coverage, or the installation of machinery or equipment which emits heat, vapor, fumes, or noise shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on the noise and temperature levels of the immediate environment.

- **Not applicable. Renovating roof only.**

SECTION 620: Building Review Criteria

The DRB when reviewing an application for new construction or renovations shall consider the following criteria where germane:

A. Form Relationships

1. Style: New construction or renovations should be of similar historic architectural style(s) to that found within the subject building. For new buildings where design compatibility does not exist, it is the intent of the Historic Review District to promote architectural styles found within the Village.

- **The slate roof is to be replaced with a standing seam metal roof. The new metal roof will match the "slate blue" color of the existing metal porch roof. Multiple metal roofs currently exist within the Historic Review District including nearby 27 West Main St.**

2. Proportion: The ratio of height to width of the front elevations of new buildings and additions should be related to existing or adjacent properties.

- **Not applicable. No change.**

3. Roof Type and Pitch: Similarity in roof style, pitch, and materials and roof structural integrity, i.e. snow load, should be considered in the planning and design of new buildings. New roof materials on additions should match existing roof materials.

- **See responses to Section 620 A 1 above. Additionally, applicant is renovating roof specifically to address structural integrity, including snow loads.**

B. Visual Appearance

1. Materials and Texture: Vinyl siding is not recommended in this district but is allowed. Materials for new construction should be compatible to the types and textures of materials used within the District. Renovations, restorations and maintenance work should make every effort to match existing materials and textures. Compatibility of materials and texture within the district or of the existing structures should be considered in the planning and design of new buildings or renovations.

- **See responses to Section 620 A 1 above.**

2. Architectural Details: For new construction, architectural details characteristic of the particular architectural style proposed should be incorporated into the design. It is the intent to promote architecture of a traditional New England character in areas where design compatibility does not exist. Renovations should retain existing architectural details.

- **This is not new construction, however the renovation will create altered rake and eave details. Applicant has expressed the intent to treat the rake and eave in a style compatible with buildings in the Historic Review District.**

3. Solid to Void Proportions: The proportions of solid to voids (doors and windows) in the façade of a building establishes a rhythm that is perceived by a person viewing the building. The harmonious use of windows and door openings designed with consistent intervals so as to respect the original character of the building. Every effort should be made

to see that such modifications respect the original character of the building, as well as relate positively with its surroundings.

- **Not applicable. Renovating roof only.**

III. CONDITIONS:

The application is granted subject to the following restrictions, requirements, limitations or specifications:

- 1. The new standing seam metal roof will be "slate blue" to match the color of the existing first floor metal porch roof.**
- 2. The standing seams will be of a similar spacing as existing ice shield.**
- 3. The proposed increased thickness of the roof will create a deeper fascia and rake. The fascia and rake trim are to be constructed in a similar style(s) found in the village (cove, flat, stepped) and painted the building's trim color. The "slate blue" metal shall not wrap the fascia nor rake.**

The Development Review Board approves the application for the construction of a **standing seam metal roof to replace an existing slate roof for 33 West Main St** in the **(Historic Review District)**.

If unused, this Approval expires 1 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.

Town of Wilmington, Zoning Administrator reserves the right to monitor compliance with this decision and all decisions issued by the Development Review Board

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

Fred Houston

Adam Lemire

Margaret Streeter

OPPOSED:

None

ABSTAINING:

None

For the Board: Margaret Streeter, Pro Tem Chairperson Date: April 13, 2015

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.