

TOWN of WILMINGTON

Minutes of the Development Review Board Meeting, via Zoom

Date: August 3, 2020

DRB Members Present: Cheryl LaFlamme, Diane Abate, Mary Brady, Fred Houston

DRB Members Excused: Charlie Foster

Others Present: Mike Tuller (ZA), Bob Covey, Sheila Covey, Bob Covey, Jr., Nathan Matys
Gretchen Havreduk, Scott Tucker

General Business:

1. The meeting was called to order at 5:00 pm by Cheryl LaFlamme
2. Approval of minutes from August 3, 2020. A motion to approve the minutes was received by Cheryl LaFlamme, seconded by Diane Abate, the motion carried with one abstention by Fred Houston.
3. Announcements: none.
4. This meeting is to consider Application 2020-031

Owner: Bob and Sheila Covey; Agent Nathan Mattes

Application # 2020 – 031

Owner: Bob Covey, Sr. – 312 Route 9 East.

Application to consider a change of use allowing an automobile repair garage in the Wilmington Commercial/Residential District. The property is currently zoned for equipment maintenance and storage.

Applicable Code Sections:

Article II – Sections 222 A 1,3,4,5,6 223: 224

Article IV – Sections 420; 423; 440; 450 E 4

Article VII – Sections 708I 710I 721 B, E, F; 730 A, D, H

Article VIII – 831, 832, 833, 842, 844, 850, 860, 870, 873 and 874

The meeting went into hearing at 5:15. Witnesses Bob and Sheila Covey and Nathan Matys sworn in by Chair.

Nathan Matys described his over-the-road service business and light fabrication, currently operating from his home. He will be leasing the subject property, with intent to purchase if the business proceeds allow. At any one time, there will be no more than 24 vehicles on the property, shielded from viewing from Route 9 by existing vegetation, which will remain as is.

Diane Abate described the exhibits tendered to the Committee: including the Proposed Change of Use Plan, numerous photographs of the property and existing buildings, planned signage, a schematic drawing of the property, Flood Plain impact letter from Mike Tuller.

Cheryl LaFlamme questioned wastewater and septic considerations.

Nathan Matys indicated that state permitting for these items is his next step, upon approval by the Committee of the Change of Use.

Fred Houston asked about use of waste oil; Mr. Matys indicated that equipment existed to convert waste oils to heating fuel.

Cheryl LaFlamme voiced a concern about potable water and permitting of same.

Mr. Matys indicated that he needed the Wilmington zoning permit before obtaining state requirements and licensing/permitting for his business.

Sheila Covey indicated that there is a well and a toilet on the property.
Mike Tuller's letter indicates no flood hazard present with this property.

Discussion regarding the size of the sign indicated in the application then ensued.

Mr. Matys indicated that he would wish to place the sign on adjacent state-owned property so as to avoid impinging on the subject property's vegetation and allowing sufficient distance from the roadway. Thus, he will be seeking permission from the state, regarding the sign size and placement.

Gretchen Havreluk pointed out that the 4'X8' size sign proposed is allowed under existing Town limitations.

Diane Abate voiced concern that a 32 sq. ft. sign approximates the size of a billboard and is not in keeping with other signage along Route 9.

Mary Brady questioned whether the Town limitations on signage size could be modified, and if so how.

Cheryl LaFlamme indicated that it would have to go to the Planning Commission.

Several members discussed making the approval of the proposal conditional upon wastewater permitting and approval of signage by the Agency of Transportation.

Mr. Matys said that he intends to construct a sign that will be "discreet", in keeping with the surroundings and probably smaller than proposed.

Fred Houston asked the hours of operation. Mr. Matys said hours would be 8-6 M-F and 9-4 Saturday.

Mary Brady asked if a future residence was planned on the property. Mr. Matys said it was not.

The public meeting was ended at 5:45 and the DRB went into closed deliberation session.

At 6:15, the public hearing was reconvened and a motion made by Cheryl LaFlamme to approve the permit request with the following conditions:

CONDITIONS:

The application for development is approved with the following conditions, restrictions, requirements, limitations and specifications.

1. Except as otherwise required to accommodate the conditions of this decision, development will be executed in accordance with Exhibits and the testimony provided. Any changes to the plans will require an administrative approval from the Zoning Administrator and/or a review by the Development Review Board, in conformance with the ordinance.
2. Approval is subject, under 730 H, to obtaining appropriate waste and potable water permits from the State of Vermont.
3. Signage is subject to limitations regarding size and placement and requires approval by the Vermont Agency of Transportation.

A motion to approve with conditions was made by Cheryl LaFlamme and seconded by Fred Houston. unanimously approved.

A motion to close the meeting was made at 6:20 pm by Cheryl LaFlamme and seconded by Fred Houston. Unanimously approved.

Meeting ended at 6:20 p.m.

Respectfully submitted: Mary Brady, DRB Member