

**TOWN OF WILMINGTON  
DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND STATEMENT OF FINDINGS  
TIME EXTENSION REQUEST  
WILMINGTON, VERMONT 05363**

A request for a 2 year Time Extension was made to the Board by: **Honora Winery & Vineyard**

Owner/Applicant(s) Mailing Address: **PO Box 458, Jacksonville, VT 05342**

Address of the subject property: **211 VT Rte. 9 East, Wilmington, VT 05363**

Tax Map: **#021-22-063.000**

Application # **2018-002**

**Description of Case per Public Notice:**

Owner: Honora Winery & Vineyard, Inc. Application is being made for an extension of time for Development Review Board Case #2015-123. Commercial/Residential zoning district.

Notice for a public hearing was published in the Valley News on: **February 15, 2018**

Notice was posted in three public places on: **February 15, 2018**

A copy of the notice was mailed to the applicant on: **February 15, 2018**

A copy of the notice was mailed to the abutters on: **February 15, 2018**

Request for Time Extension was considered at a public hearing held on: **March 5, 2018**

Decision 2015-045 expired on: **February 2, 2018**

Application for Extension of Time was received on: December 20, 2017

A copy of the request is filed in the office of the Board.

The following presented testimony as agent on behalf of the Applicant:

- **Janice Stewart, Wine Maker**

There were no interested parties or others presenting testimony at the hearing.

Present at the hearing were the following members of the Development Review Board

Wendy Manners Seaman

Fred Houston

Jessica Couture

Peter Wallace

Paul Lockyear

**RELEVANT ZONING LANGUAGE**

**Section 222:**

“The Development Review Board shall perform review functions, including but not limited to review of and making quasi-judicial decisions on the following: K. Extensions: Grant extensions to prior Development Review Board Decision(s) and approval of Land Development or Use.”

**FINDINGS**

The applicant testified that the approved decision 2015-123, expiring February 2, 2018 was delayed due to Act 250 approval.

Applicant further testified that:

1) Act 250 approval has been granted on November 15, 2017

Applicant testified that all Plans remain unchanged from testimony provided December 21, 2015 and January 4, 2016.

Upon review of changes to the Zoning Ordinance occurring since the original decision on February 2, 2016, the Board finds there have been no substantial changes to the Ordinance that relate in any manner to this application.

This case was heard by the Development Review Board under the provisions of Section 222 (K).

## **DECISION**

The Board concludes that the applicant has made a good faith effort to exercise on the permit but has been prevented from moving forward due to ACT 250 approval.

In due consideration of the Facts presented, the Board **APPROVES** a Time Extension of two (2) years. This Time Extension expires on **February 2, 2020**.

Dated March 15, 2018

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Wendy Manners Seaman – Chair  
Fred Houston  
Jessica Couture  
Peter Wallace  
Paul Lockyear

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [planning commission/zoning board of adjustment/development review board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.