

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

A request for permit was made to Board by: 34 Look Road, LLC

Owner/Applicant(s) Mailing Address: 252 Depot Rd., Unit H Milford, CT 06460

Address of the subject property: **34 Look Road**

Tax Map: parcel #

A copy of the request is filed in the office of the Board and is referred to as: **#2022-007**

Description of Case per Public Notice:

Application # **2022-007**: Owner: 34 Look Road, LLC

Application is being made for a **Change of use for Nordic Hills Inn lodging to rentals to groups only with a 2-day minimum**

Applicable Wilmington Code Sections:

Article II- 222, 223, 224, 226, 227, 228, 272

Article IV- 420, 423, 430, 431 B, 432, 440, 450 C

Article VII- 705, 708, 709, 710 A,B,C,D; 720, 721 B,E, 722, 730 A, B, C, D, E, H

Notice for a public hearing was published in the Valley News on:

Notice was posted in three public places on: 3/17/22

A copy of the notice was mailed to the applicant on: 3/16/22

A copy of the notice was mailed to the abutters on: 2/16/22

Hearing Date: April 4, 2022 & April 7, 2022

Appeal period for this Case expires on: June 18, 2022

Approval expires on: May 19, 2024

The following presented testimony as the applicant or on behalf of the Applicant or as an Interested Person:

Yisroel Teitlebaum
Phillip Waller
Lance Shader

EXHIBITS

The following Exhibits were placed in evidence by the Applicant or their Agent:

1. Notice of Hearing
2. Application (4 pages)
3. Abutter List
4. Correspondence between applicant & town including applicable legal re public records (10 pages)
5. Title survey (2 pages)
6. Basement floor plan
7. First floor plan
8. Second floor plan

9. Third floor plan
10. Synagogue floor plan
11. Fire safety inspection
12. Letter from ZA to agents regarding applicable codes
13. Letter from abutter to town regarding compliance (2 pages)
14. Correspondence with agent & ZA regarding plot plan (5 pages)
15. Plot plan
16. Correspondence with agent, Act 250 coordinator & ZA regarding Act 250 status (10 pages)
17. Correspondence regarding applicant previous withdrawal with ZA
18. List of Interested Parties
19. Letter from abutter Julie Swans
20. Letter from abutter David Bliss
21. Testimony & Exhibits from Interested Party representative Ron Marchand (35 pages)
22. Testimony from Interested Party representative David Potter (3 pages)
23. Testimony from abutter Jennifer Nielsen (2 pages)
24. Attendee List April 4 & April 7
25. Letter from Lance Shader 4/26/2022

ARTICLE II: ADMINISTRATIVE PROCEDURES

Section 222 A. Conditional Uses: 1, 3, 4 and 5

Section 223 Development Review Board Site Plan and Design Review

Section 224 Development Review Board Site Plan and Design Review Submission Requirements

Section 226 Development Review Board decisions

Finding of Facts: This standard has been met, all exhibits have been received & verified.

Conclusions of Law: Article II is met

Section 227: Plan changes after Receiving a Development Review Board decision

A. Any substantial alteration or material change (as determined by the zoning administrator) to a plan approved by the DRB shall require reapplication and review by DRB.

Substantial alteration or material change means any change to a Permitted development plan approved by the DRB which may have a significant adverse impact on any findings, conclusion, term or condition of the Project's Permit which may result in significant adverse impact with respect to any zoning criteria. This includes but not limited to site plan and design changes.

B. For minor, non-substantial changes (as determined by the zoning administrator) not involving substantial change in a site plan, design or other change to a Conditional Use previously addressed in a decision of the DRB, the zoning administrator may issue a Zoning Permit under Article II Administrative approval amendments to the DRB.

Finding of Facts: Applicant provided testimony regarding compliance with section 227.

Conclusions of Law: Section is met.

Section 228: State & Federal Permits & Development Review Board Decisions

A. Any land development, construction, reconstruction, or Use subject to Act 250 pursuant to 10 VSA 151 shall be subject to the decisions of the Act 250 review & permit process with regards to issues of:

1. Water & air pollution
2. Availability of sufficient water
3. Burden on existing water supplies
4. Soil erosion & soil water absorption
5. Impact on Highway, transportation, transit networks and services
6. Burden on educational facilities
7. Burden on municipal and government services
8. Impact on aesthetics, scenic beauty, historic sites, natural areas, wildlife habitats, and or endangered species
9. Conformity with local & regional capability and development plans impact on:
 - a. Town or regional growth
 - b. Agricultural soils
 - c. Productive forest soils
 - d. Earth resources
 - e. Extraction of earth resources
 - f. Energy conservation
 - g. Private utility services
 - h. Cost of scattered development
 - i. Public utility services
 - j. Public investment impact, and

k. Local & regional settlement patterns
10. Conformity with local & regional plans or capital facilities programs

In addition to the findings of the Act 250 review, the DRB may apply such other conditions, findings of fact and conclusions of law it deems necessary to ensure zoning ordinance conformity on the above issues.

For all other issues not addressed by Act 250, development projects shall be governed by and subject to the terms of this zoning ordinance including DRB review & permitting process as defined herein.

Land development, construction, reconstruction and Uses may be subject to other Permitting as required by the state & federal governments.

State Permitting agencies include but are not limited to the Agency of Natural Resources, the Department of Labor & Industry, the Department of Health, the Agency of Human Services, the Agency of Transportation, the Agency of Agriculture, Food & Markets, and the Department of Liquor Control.

Federal Permitting includes but is not limited to work in wetlands, rivers and streams, lakes and ponds, and historic properties.

The applicant is responsible for determining need for and obtaining any needed State or Federal required Permits.

The Development Review Board shall include in all decisions a statement of applicant responsibility for obtaining any needed State or Federal required Permits.

Finding of Facts: Applicant provided testimony that he is aware he needs to obtain applicable state, federal & local permits before proceeding.

Conclusions of Law: Section is met.

Section 272: Who may attend & Be Heard at Public Hearing?

The Public may attend all Public Hearings

Any "Interested Person" has the right to be heard at a Public Hearing. Participation in the initial hearing proceedings is a prerequisite to making future Appeals.

An Interested Person, their agent, or their attorney may appear at the hearing and be heard on the issue, in either support or opposition, or to raise a point of interest or concern on the issue being heard. Pursuant to 24 VSA 4465 (b), an Interested Person includes:

- A. A group of ten (10) or more voters or property owners who, by signed petition presented to the Board, allege that the decision, proposed action or failures to act will or will not conform to policies, purposes, or the terms of the bylaw, ordinance or plan. The petition shall designate one person to serve as their representative regarding all matters to the issue.
- B. A Person owning title to a property who alleges that the decision, proposed actions or failures to act will or will not impose unreasonable or inappropriate restrictions on or potential Use of the property.
- C. A person owning or occupying property in an adjacent neighborhood or property subject to the decision, proposed action or failures to act, who can demonstrate a physical or environmental impact on their interests and who alleges that the decision or proposed action will or will not conform to policies, purposes, or the terms of the bylaw, ordinance or plan.
- D. The Town of Wilmington having a bylaw, ordinance or plan brought under review.
- E. Any department of the state owning property or with interest in property in the town of Wilmington having a plan, proposed action or failures to act, brought under review and agency of commerce and community development for the state.

Finding of Facts: Exhibit 18 included lists of 2 groups of 10 people as interested parties.

Conclusions of Law: Section is met.

ARTICLE IV: DISTRICTS & USES

Section 420 Uses

Section 423 Conditional Uses

Section 424 Secondary Uses

Section 430: Nonconformities

A Nonconforming Structure, Lot, and/or Use is a Structure, part of a Structure, a Lot (or parcel), and/ or a Use that does not comply with present ordinance, but which was developed legally in conformance with the ordinance in effect at the time it was created or established.

This includes:

- A. Structures, Lots, and/or Uses improperly authorized as a result of error by the Zoning Administrator
- B. All Structures, Lots, and/or Uses existing prior to January 26, 1968, when first Wilmington Zoning ordinance was adopted.

Findings of Fact: Exhibit 23 Letter from Jennifer Nilsen interested party – as an eyewitness testifies that the property was built by Alf Nilsen in the 1960's.

Exhibit 21: Town of Wilmington Application to Zoning Board Signed by applicant and Dated 4/9/93 states 'structure was in existence prior to the March 5, 1968.'

Conclusions of Law: The testimony and evidence supports reasonable assumption that the main Lodge was constructed prior to the residential zoning adopted in January of 26, 1968. No contrary evidence or testimony was provided by interested parties.

Section 431 B Legal Nonconforming Uses

A Nonconforming use may be altered or changed for any reason so long as, in the opinion of the Zoning Administrator, it will not increase the degree of nonconformity.

Any Nonconforming use which is not actively engaged in for a period of twelve (12) months shall be considered as a discontinued use and the property will become subject to the requirements of this ordinance unless extension is granted by the Development Review Board.

Findings of Fact: No evidence was provided that property was actively used as lodging in a period of twelve months prior to application. Testimony from agent Philip Waller & The Town of Wilmington records the consistent use of the property as lodging since 1960's.

Conclusions of Law: After testimony from the applicant and abutters, the non-conforming use as Lodging is found to be subject to extension at the discretion of the DRB.

Section 432 Changes in Ownership- Legal Nonconforming Structures, Lots or Uses

A nonconforming structure, lot, or use that changes ownership will have the legal nonconforming status pass to the new owner, as a "Grandfathered" nonconforming structure, lot or use.

All "Grandfathered" nonconformities of properties changing ownership will be subject to all of the provisions of nonconforming structures, lots, and uses defined in Sections 430 & 431.

Findings of Fact: Applicant provided that he is aware that the property is nonconforming & that the legal nonconforming status is still in effect.

Conclusions of Law: Section is met, discontinued use carries to new owner.

Section 440: Districts & District Requirements

Section 450: Districts

C) Residential District

DISTRICT

Finding of Fact: Subject property is in the Residential District

Conclusions of Law: District is confirmed.

USES

Finding of Facts: applicant provided testimony affirming that they are seeking lodging conditional use; application was submitted for groups with 2 day minimum but no such use exists. Applicant testified that he is seeking use of Lodging.

Conclusions of Law: Use of lodging is a legal nonconforming use that he can be extended by the Development Review Board as a legal non conforming use.

ARTICLE VII: STANDARDS

Section 705 Changes to Nonconforming Structures, Lots and/or Uses

A. Nonconforming Structure, Lot and/or Use is a Structure, part of a structure, a Lot (or parcel), and/or a Use that does not comply with the present ordinance, but which was created or established legally in conformance with the ordinance in effect at the time it was created or established.

2. All structures, parts of Structures, Lots, and/or Uses existing prior to January 26, 1968,

when the first Wilmington zoning ordinance was adopted.

B. Nonconforming Structures, Lots, and/or Uses created or established legally in conformity with the ordinance in effect at the time it was created or established.

1. Structure & lots shall be allowed to exist indefinitely.
2. Will not be subject to penalties for nonconforming elements that were in conformity with the ordinance in effect at the time they were created or established.
3. May be altered, renovated, changed, or developed in accordance with the requirements of Sections 706, 707, 708.
4. Are not eligible for waivers under Section 231 of this ordinance.

C. Changes to a Nonconforming Structure, Lot, or Use which do not comply with the requirements of this Section are illegal & will be subject to remedy consistent with the enforcement, violations and penalties provisions of this ordinance.

Finding of Facts: applicant provided testimony affirming he is aware that the structures were built prior to 1968 & that the property is non conforming.

Conclusions of Law: Section is met.

Section 708 Nonconforming Uses

A. A nonconforming Use may be altered or changed for any reason so long as, in the opinion of the Development Review Board, it will not increase the degree of nonconformity.

B. Any Nonconforming Use which is not actively engaged in for a period of twelve (12) months shall be considered a discontinued Use and the property will become subject to the requirements of this ordinance unless extension is granted by the Development Review Board. In a Development Review Board hearing where there is question as to whether a Use has been actively engaged in for a period of twelve (12) months, the burden of proof is on the applicant to demonstrate active Use in the past twelve (12) months.

Finding of Facts: Based on testimony from agent Philip Waller & The Town of Wilmington records the consistent use of the building has been lodging since it was built in the 1960's. Applicant provided testimony that the building was used for lodging in 2021 since his purchase.

Conclusions of Law: Section is met.

Section 709 Changes in Ownership of Nonconforming Structures, Lots and/or Uses

A Nonconforming Structure, Lot, or Use that changes ownership will have the legal nonconforming status pass to the new owner, as a "grandfathered" nonconforming Structure, Lot, or Use. All "Grandfathered" nonconformities of properties changing ownership will be subject to all of the provisions of Nonconforming Structures, Lots, and/or Uses.

Finding of Facts: Applicant provided testimony affirming that he is aware of the nonconforming status & the structures are subject to all provisions of Nonconforming Structures, Lots, and/or Uses. Property is nonconforming & is being passed to new owner as a "grandfathered" nonconforming Structure.

Conclusions of Law: Section is met.

Section 710: Use Performance Standards

A. Vibration: No continuous, permanent, ongoing, or frequent vibration that is discernible at the property line.

Findings of Fact: Testimony provided by agent that there will be no vibration discernible at property lines.

Conclusions of Law: This Use Performance Standard is met.

B. Noise: Continuous, permanent, ongoing or frequent noise in excess of that of a normal conversation must not exist at the property line. Recurring periodic noise in excess of that of a normal lawn mower at the property line is allowed provided it does not occur between the hours of 9PM and 7AM and does not significantly detract from or diminish other property's allowed use or land development.

Findings of Fact: Testimony provided by applicant that they are in compliance with no noise in excess of a normal lawn mower between the hours of 9pm & 7am. Testimony was provided by abutters & interested parties that noise ordinances have not been followed prior to case. Applicant is aware of the concerns & stated that they will adhere to the noise ordinance.

Conclusions of Law: This Use Performance Standard is conditionally met.

C. Air Emissions for Commercial Operations: There shall be no emission of dust, ash, smoke or other particulate matter that can:

1. Cause damage to human or animal health, vegetation, or property by reason of concentration or toxicity.

2. Contaminate the property or beyond the property boundaries.
3. Have solid or liquid particulates in concentrations exceeding state standards.
4. Cause odorous matter in quantities as to be offensive

Findings of Fact: Testimony provided by agent. Type 2 Hood for heat & air will be installed.

Conclusions of Law: This Use Performance Standard is met

D. Injurious or Noxious Practices: No operations or use shall create electromagnetic, liquid or solid refuse or waste, heat, cold, dampness, explosive, fire, glare, or other hazard which will cause injury or damage to human or animal health, vegetation, or property.

Findings of Fact: Testimony provided by agent.

Conclusions of Law: This Use Performance Standard is met

Section 720: Applicability of Conditional Use Standards and Site Plan and Design guidelines

Findings of Fact: Testimony provided by agent.

Conclusions of Law: This Use Performance Standard is met

SECTIONS 721: GENERAL STANDARDS

The proposed use shall protect against adverse effect on:

- A: The Capacity of Existing or Planned Community, Municipal or Educational Facilities**
- B. Traffic on Roads and Highways**
- C: Bylaws and Ordinances in Effect**
- D. Utilization of Renewable Energy**
- E. Air Quality**
- F. Character of the Area**

Findings of Fact: The purpose of the Residential District:

“To provide areas for dwellings & low impact uses with consideration being given to historic settlement patterns, aesthetics, natural resources, and economic vitality.

Conclusions of Law: Applicant provided testimony affirming the purpose of the Residential District. Use of lodging in this lot has been in use since 1960’s & continued lodging provides economic vitality & growth.

Section 722: Conditional Use - Preserving the Character of the Town

A. Preserving the Town’s Character

- B. Economic Development Contributing to the Character of the Town**
- C. Development Consistent with the Rural, Agricultural, and Historic Nature of the Town**
- D. Formula Businesses**
- E. Maximum Square Footage of Retail (2000 square feet)**
- F. Building Scale Conformity**
- G. Utility Placement**

Findings of Fact: Testimony provided by agent.

Conclusions of Law: The proposed land development meets the requirements of Section 722

SECTION 730: CONDITIONAL USE – SPECIFIC STANDARDS

A. Lighting and Glare: Shall be shielded and downcast. Glare and reflection are prohibited if it is an unreasonable nuisance to other property owners or tenants, does not contribute to aesthetics, scenic value or character of the area, or could impair vision of pedestrians or drivers.

Findings of Fact: Current lighting is downcasted; no changes.

Conclusions of Law: Standard 730 A is met.

B. Safety: Shall minimize physical hazards where there are potential safety hazards.

Findings of Fact: Testimony provided by agent.

Conclusions of Law: Standard 730 B is conditionally met

C. Traffic and Pedestrian Safety: Pedestrian walkways to ensure safe and efficient navigation by foot or bicycle. Special consideration shall be made for children’s safety. Traffic patterns will be

review for safety, ease of traffic flow & efficiency.
Conclusions of Law: Standard 730 C is conditionally met

D. Commercial Parking and Loading: Commercial parking and loading areas in all districts shall:

1. **Provide off-street parking** (except in the Historic Design Review District)
2. **Parking spaces shall be 10 x 18** (smaller allowed only if need for added spaces outweighs the risk and public inconvenience of smaller spaces). Special consideration shall be given to safety, pedestrian and disabled persons concerns when smaller spaces are allowed.
3. **Minimum number of spaces:** One (1) parking space for each 200 sq. ft. retail.
4. **Drive-up Windows:** no waiting lines in public ROW
5. **Minimize visual impact of parking/loading areas**
6. **Buffer parking areas** if needed for safety or aesthetics
7. **Public Road Access:** minimize traffic interruption, provide for auto and pedestrian safety
8. **Rainwater, Snow, and Ice Removal/Storage:** Plan for snow/ice removal, runoff, safety.
9. **Safety:** Minimize physical hazards, provide safe pedestrian and vehicular movement with un-obscured views, especially visibility at intersections, pedestrian safety, convenience, emergency access.
10. **Neighboring properties:** integrate circulation and parking with neighboring properties. Work to maximize for efficiency, safety, and attractive solutions.

Finding of Facts: Testimony provided by applicant that parking will be restricted to area adjacent to main building. Abutters & interested parties have provided testimony that traffic has increased since the applicant purchases the property.

Conclusions of Law: Standard 732 D is met.

E. Road Development: New roads, public and private, shall conform to the town's Highway Ordinance.

Findings of Fact: Testimony provided by agent that no new roads are included as part of this application.

Conclusions of Law: Section 730 E is not applicable

F. Landscaping, Screening and Development: Shall "preserve the rural and agricultural character and ambiance of the community". Natural features characteristic of the town's rural and agricultural nature shall be preserved. Landscaping and Screening shall be used to preserve and protect the aesthetic and scenic value of the town, its neighborhoods, residents, and neighboring properties.

Findings of Fact: Testimony provided by applicant indicated no plans to change or add landscaping, screening & development.

Conclusions of Law: Standard 730 F is conditionally met

G. Land and Water Management: Protect properties, transportation systems, and public safety by

- a. Safe and appropriate water management including water supply/availability, stormwater retention/absorption, and impervious surface/runoff management.
- b. prevent and control against water pollution
- c. make provision for management of erosion, preservation of rivers & streams, river/stream bank management, wetland protection, waterway and channels management, and agricultural land protection,

Findings of Fact: Testimony provided by agent.

Conclusions of Law: Standard 730 G is conditionally met

H Wastewater and Potable Water: A permit may be issued upon receipt of evidence there is a wastewater and potable water permit. If none is received with a submitted application, the Permit will be conditioned on receipt of a wastewater and potable water permit at which time a final Permit will be issued. DRB shall instruct the applicant on their responsibility to obtain state and federal permits and may condition their decision on obtaining such permits.

Findings of Fact: Awaiting final permits, will be submitted to ZA.

Conclusions of Law: Standard 730 H is conditionally met

I. Natural Resources and Features: Existing vegetation, native species, native trees, scenic views, river access and other natural features shall be preserved to the extent possible and to the extent that they will enhance and promote the natural assets of the town. Clearing of land to create pastureland and scenic spaces/vistas is allowed provided it does not have an unreasonable impact on natural resources. Development shall blend with the topography, vegetation, and natural land features. It shall not have an undue adverse impact on natural features, natural resources or renewable energy. This includes no adverse impact on forested lands, streams and stream banks, steep slopes, wetlands, watersheds, floodplains, soil unsuitable for development, impervious surfaces essential to stormwater detention, agricultural lands, open scenic lands, scenic vistas, scenic features, unique natural or manmade features, and renewable energy sources.

Findings of Fact: Testimony provided by applicant that they will not make unreasonable impact on the natural resources on the property.

Conclusions of Law: Standard 730 I is conditionally met.

J. Wildlife Protection: No adverse impact on wildlife habitats or corridors.

Findings of Fact: Testimony provided by applicant that will have no impact on wildlife habitats.

Conclusions of Law: Standard 730 J is conditionally met

K. Shoreland Protection: Compliance with Shoreland Protection Act if development is within 250 feet of a body of water greater than 10 acres.

Findings of Fact: Testimony provided by agent that there are no bodies of water greater than 10 acres within 250 of the property.

Conclusions of Law: Standard 730 K is not applicable.

L. Flood Hazard Protection: Development must comply with the provisions of Article VI Flood Hazard District.

Findings of Fact: Testimony provided by agent; garage is located in flood district- no changes can be made on this unit as building was altered without permit being issued.

Conclusions of Law: Standard 730 I is met.

M. Energy Resources: Commercial Development shall comply with the Vermont Commercial Building Energy Standards

Findings of Fact: Section is not applicable.

Conclusions of Law: Section 730 M is not applicable.

CONDITIONS:

Under Section 431B, extension is granted by the Development Review Board for the lodge to continue as a lodging facility 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 1-25 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. Per zoning ordinance Section 708A; the property owner cannot increase the degree of nonconformity on the lot at 34 Look Road; this includes but is not limited to construction of new accessory buildings, new uses, new recreational areas or new dwellings beyond what is already in existence as any changes to the parcel to accommodate increased activities of the lodge will have an undue effect on the character of the area.
3. Per zoning ordinance Section 708B, the Development Review Board grants an extension of the non-conforming use, lodging, provided that Section 708A is adhered to.
4. All State, Local & Federal Permits must be issued & provided to ZA before zoning permit & use is authorized.
5. Applicant must provide wastewater permit to ZA before zoning permit is issued.
6. Applicant must provide Potable water permit to ZA before zoning permit is issued.
7. Accessory Garage on property can only be used as original use of Garage; use of accessory building as any other use is not approved or permitted per Section 708A.
8. Per testimony of applicant, property will not rent rooms under 2-night occupancy and will not exceed 30 nights.
9. Lodge cannot provide occupancy beyond the number of rooms & occupants as determined by the State Fire Marshall; applicant provided testimony that max occupancy is 88 people. Basement level cannot be occupied until approved by Fire Marshall & fire permits are provided to ZA.
10. Max occupancy for events is 88 people; per applicant's testimony, events shall include guests staying on property.
11. Pool can be used within hours 7am-9pm & can only be used by guests of lodging property.
12. All deliveries to property must be made via property driveway access off Stop Street, no deliveries to entrance on Look Rd. Hours for deliveries are 8am to 4pm for traffic & noise considerations.
13. Applicant is required to use bear proof trash receptables.
14. Applicant must comply with noise ordinance as it stands in Residential District; continuous, permanent, ongoing or frequent noise in excess of that of a normal conversation must not exist at the property boundary line. Recurring periodic or intermittent noises of that of a normal lawn mower at the property line is allowed provided it does not occur between the hours of 9PM and 7AM and does not significantly

detract or diminish other property's allowed Use or land development.

15. A review of this Permit by the DRB shall be scheduled one (1) year after appeal date expires for this application and two (2) years thereafter.

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

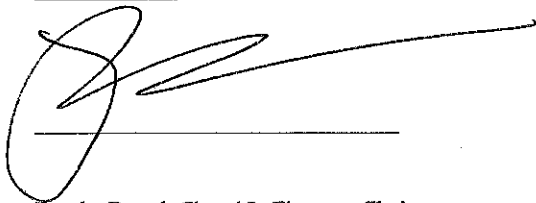
IN FAVOR of granting the APPROVAL FOR the above referenced application, with whatever restrictions, requirements, limitations or specifications are contained herein:

Cheryl LaFlamme
Chrystal Holt
Charles Foster

OPPOSED:

Diane Abate

ABSTAINING:



Date: 5/19/2022

For the Board: Cheryl LaFlamme, Chairperson

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.
