

# TOWN OF WILMINGTON

DRB Case COVER SHEET

DRB FINDINGS OF FACT to be ATTACHED

Applicant G TRINITY LLC

Address/Lot G BEAVER ST

Zoning Permit Application Number:

2025-197

Date of First Hearing:

11/17/25

Public Hearing Notice published in the Deerfield Valley News on:

10/31/25

Notice was posted in three public places on:

10/30/25

A copy of the Notice was mailed to the applicant and abutters on:

10/31/25

Added to paper packet after processing:

☒ P-Poster Posted

☒ Abutter List

☒ DRB warning

☒ Packet sent to DRB

Appeal period for this DRB Decision expires on:

12/20/2025

Approved Permit (after two years) expires on:

11/20/2027

**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: **Town of Wilmington**

Owner/Applicant(s) Mailing Address: PO Box 217, Wilmington, VT 05363

Address of the subject property: **6 Beaver Street, Wilmington, VT**

Tax Map: parcel # **20-22-25**

A copy of the request is filed in the office of the Board and is referred to as: **#2025-191**

**Description of Case per Public Notice**

Application # **2025-191**:

Owner: Six Trinity, LLC

Agent: Adam Grinold, Owner

Applicant is seeking to perform routine maintenance to repair a portion of the roof of an existing multi-unit residential structure. The roofing is currently a mix of slate, asphalt and rubber roofing materials. Applicant intends to replace the slate shingles with asphalt shingles.

**Applicable Code Sections:**

Article II- Sections: 221, 222, 223, 224, 226, 227, 234, 271 & 272

Article IV- Sections: 440 & 450 B

Article V - Sections: 510, 511, 512, 530, 531 & 540

Article VII- Sections: 710, 720, 721, 722 & 730 A

Notice for a public hearing was published in the Valley News on: 10/31/2025

Notice was posted in three public places on: 10/30/2025

A copy of the notice was mailed to the applicant on: 10/31/2025

A copy of the notice was mailed to the abutters on: 10/31/2025

Appeal period for this Case expires on: 12/20/2025

Approval expires on: 11/20/2027

**Date of Hearing: November 17, 2025**

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

Adam Grinold, Agent

## **EXHIBITS**

The following Exhibits were placed in evidence by the Applicant:

1. Town of Wilmington Cover Sheet
2. Zoning Permit Staff Report
3. Application for DRB Review (4 pages)
4. Photographs of 6 Beaver Street (4 pages)
5. Town of Wilmington Warning
6. Abutter List and postage date for notice mailing

## **SYNOPSIS**

Applicant is seeking to perform routine maintenance to repair a portion of the roof of an existing multi-unit residential structure. The roofing is currently a mix of slate, asphalt and rubber roofing materials. Applicant intends to replace the slate shingles with asphalt shingles.

## **ARTICLE II: ADMINISTRATIVE PROCEDURES**

Section 221 The Role of the Development Review Board

Section 222 Land Development and Uses Requiring Development Review Board Written Decision and Approval

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

Section 227 Plan Changes after Receiving a Development Review Board Decision

Section 229 Dimensional and Sign Waivers Granted by the Development Review Board

Section 234 Dimensional and Sign Waiver Application and Review Process of the Development Review Board

Section 271 Public Hearings

Section 272 Who May Attend and Be Heard at a Public Hearing

**Finding of Facts:** Sections noted outline administrative procedures, definitions, role of the DRB, and responsibility of the applicant. Application was received containing all necessary documents to proceed with the hearing. Applicant's agent testified that he understood this article and did not have any questions.

**Conclusions of Law:** Article II is met.

## **ARTICLE IV: DISTRICTS & USES**

Section 440 Districts and District Requirements

Section 444 Calculation of Lot Dimensions and Setbacks

Section 450 B District Purposes and Descriptions- Village District (VIL)

**Finding of Facts:** Subject property is within the Village District (Section 450 B). The property is identified as Tax Map parcel # 20-22-25 per the Zoning Administrator. The primary use is currently as a multi-family dwelling. There is no proposed change of use. No additional information is needed regarding the district and the uses for this property.

**Conclusion of Law:** Article IV is met.

## **ARTICLE V: HISTORIC DESIGN REVIEW DISTRICT**

Section 510 Village Design Review District Purpose

Section 511 Village Design Review District Boundaries

Section 512 Goals of the Village Design Review District

Section 530 Development Review Board Site Plan and Design Review Required on Design Review District Development

Section 531 Exceptions to Zoning Permit or Development Review Board Site Plan and Design Review Requirements

Section 540 Site Plan and Design Review Standards

**Finding of Fact:** The subject property is located on Beaver Street and, the Applicant's Agent testified

that the property does not have frontage on North, South, East and West Main Street.

**Conclusions of Law:** Article 5 is not applicable. The Historic District includes those structures and properties with frontage on North, South, East and West Main Street. Therefore, the property is outside the Historic District as that district is defined in Section 521.

## **ARTICLE VII: STANDARDS**

Section 710 Use Performance Standards

Section 720 Applicability of Conditional Use Standards and Site Plan and Design Guidelines

Section 721 Conditional Use - General Standards

Section 722 Conditional Use - Preserving the Character of the Town

Section 730 A Lighting and Glare

### **Section 710 Use Performance Standards**

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

**Findings of Fact:** Agent testified that there will be no continuous, permanent, ongoing or frequent vibrations.

**Conclusions of Law:** This section 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 9 PM and 7 AM and does not significantly detract from or diminish other property's allowed use or land development.

**Findings of fact:** Agent testified that there would be no noise in violation of this section.

**Conclusions of Law:** This section is 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:** Agent testified that there would be no emission of dust, ash, smoke or other particulate matter.

**Conclusions of Law:** This section 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:** Agent testified that there would be no injurious or noxious practices.

**Conclusions of Law:** This section 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. Impact on traffic, roads, highways, transportation systems, pedestrian walkways in the vicinity
- C. By-laws and ordinances in effect at the time

D. Utilization of renewable energy resources

E. Air quality

F. The character, aesthetics, and scenic value of the neighborhood and area affected, as defined by the purpose or purposes of the zoning district within which the project is located and specifically stated policies and standards of this ordinance and the Town Plan.

**Findings of Fact:** Agent testified that the general standards of section 721 would not be adversely affected by the proposed addition.

**Conclusions of Law:** Section 721 is met.

## **SECTION 730: CONDITIONAL USE – SPECIFIC STANDARDS**

**A. Lighting and Glared:** All exterior lighting in the Historic Design Review District and Village District shall be in keeping with historic character of the commercial area of the village. All exterior lighting in all Districts shall be shielded and downcast. Interior and exterior lighting, glare or reflection are prohibited if they:

1. Constitute an unreasonable nuisance to other property owners or tenants.
2. Are found to not contribute to the aesthetics, scenic value, or character of the area and the community.
3. Could impair the vision of pedestrians or the driver of a motor vehicle or an aircraft.

**Findings of Fact:** Agent testified that there would be no additional lighting.

**Conclusions of Law:** Section 730 A is met.

### **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 administrative approval from the Zoning Administrator and/or a review by the Development Review Board, in conformance with the ordinance.

**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.

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:

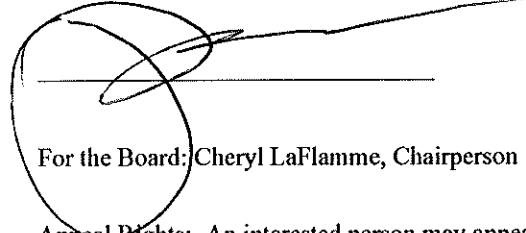
Cheryl LaFlamme  
Diane Abate  
John Gannon  
Chrystal Holt

**OPPOSED:**

None

ABSTAINING:

None

A handwritten signature, likely of Cheryl LaFlamme, is written over a horizontal line. The signature is enclosed within a large, hand-drawn circle.

Date: 11 / 20 / 2025

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.*