

TOWN OF WILMINGTON

DRB Case COVER SHEET

DRB FINDINGS OF FACT to be ATTACHED

Applicant METCALFE

Address/Lot 179 VT-9 W

Zoning Permit Application Number:

2026-036

Date of First Hearing:

7/20/26

Public Hearing Notice published in the Deerfield Valley News on:

7/3/26

Notice was posted in three public places on:

7/2/26

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

7/2/26

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:

8/28/26

Approved Permit (after two years) expires on:

7/28/28

**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: **Augustus Metcalfe, Owner**

Owner/Applicant(s) Mailing Address: **179 West Main Street, Wilmington, VT 05363**

Address of the subject property: **179 West Main Street, Wilmington, VT 05363**

Tax Map: parcel # **2026-036**

A copy of the request is filed in the office of the Board and is referred to as: **Permits #2026-036**

Description of Case per Public Notice

Application # **2026-036**

Applicant proposes to expand the existing conditional use of the property located in the Commercial/Residential Zoning District and the Flood Hazard Overlay District. The proposed change would increase the operating season of the existing campground, allow the use of existing Recreational Vehicle (RV) sites by tent campers, change the use of two existing vacant cabins to a restroom and camp store and install a sign.

Applicable Code Sections:

Article II – Sections: 221, 222, 224, 226, 271 & 272

Article IV – Sections: 440 & 450 E

Article VI – Sections: 603, 604 C, Section 606 A 1, 5, 8 & 9, C, D

Article VII – Sections: 705, 706, 710, 720, 721, 722 & 730 A, B, C, D 8, H & L and 732 F

Article VIII – Sections: 801, 802, 803, 830, 831, 832, 833, 842, 843, 844, 850, 870, 871 & 873

Notice for a public hearing was published in the Deerfield Valley News on: **7/3/2026**

Notice was posted in three public places on: **7/2/2026**

A copy of the notice was mailed to the applicant on: **7/2/2026**

A copy of the notice was mailed to the abutters on: **7/2/2026**

Appeal period for this Case expires on: 8/28/2026

Approval expires on: 7/28/2028

Dates of Public Hearing: **7/20/2026**

The following presented testimony for the Applicant:

Augustus Metcalfe, Owner

The following parties of interest testified:

None

EXHIBITS

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

- Exhibit 1 – Town of Wilmington Cover Sheet
- Exhibit 2 – Town of Wilmington Zoning Permit Staff Summary Report
- Exhibit 3 – Application for Change of Use (3 pages)
- Exhibit 4 – Map of Existing Structures and Campsites
- Exhibit 5 – Proposed Use Site Plan
- Exhibit 6 – Map of Wetlands and Flood Hazard Areas
- Exhibit 7 – Emails between Jeff Svec (Vermont Agency of Natural Resources Regional Engineer) and Gus Metcalfe re: Wastewater Permitting Requirements (4 pages)
- Exhibit 8 – Vermont Agency of Natural Resources Permit Navigator Results (10 pages)
- Exhibit 9 – Elevation of Proposed Freestanding Sign
- Exhibit 10 – DRB Finding of Fact and Conclusions of Law for 179 VT Route 9 West, dated 5/26/2022
- Exhibit 11 – Abuttor List and Certificate of Mailing
- Exhibit 12 – Warning for DRB Hearing scheduled for June 20, 2026
- Exhibit 13 – Estimate for repairs to camp store cabin, dated July 20, 2026

SYNOPSIS:

Applicant proposes to expand the existing conditional use of the property located in the Commercial/Residential Zoning District and the Flood Hazard Overlay District. The proposed change would increase the operating season of the existing campground, allow the use of existing Recreational Vehicle (RV) sites by tent campers, change the use of two existing vacant cabins to a restroom and camp store and install a sign.

ARTICLE II: ADMINISTRATIVE PROCEDURES

- Section 221 Role of the Development Review Board
- Section 222 Land Development and Uses Requiring Development Review Board Written Decision and Approval
- Section 224 Development Review Board Site Plan and Design Review Submission Requirements
- Section 226 Development Review Board Decisions
- 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. This application was received containing all necessary documents and those in attendance were advised of who may provide testimony during the hearing.

Conclusion of Law: Article II is met.

ARTICLE IV: DISTRICTS & USES

- Section 440 Districts and District Requirements
- Section 450 E District Purposes and Descriptions – Commercial Residential District

Finding of Facts: Subject property is within the Commercial/Residential District (Section 450 E). The property is identified as Tax Map parcel # 20-20-11.100. This application seeks to expand the existing campground use and change the use of two existing vacant cabins to a restroom and a camp store.

Conclusion of Law: Article IV is met. A Campground/Recreational Vehicle Park is a conditional use in the Commercial/Residential District. A Conditional Use requires a written decision and approval from the Development Review Board.

ARTICLE VI: FLOOD HAZARD AREA OVERLAY

- Section 603: Land to Which these Regulations Apply
- Section 604 C: Changes
- Section 606 A 1, 5, 8 & 9, C, D & E: Permitted Development in Special Flood Hazard Areas
- Section 607: Technical Provisions

Findings of Fact: Based on Exhibit 5, the Campground/Recreational Park, including the

campsites, sign and buildings, is in the Special Flood Hazard Area, but no activity is proposed within the Floodway on the Property. Based on Exhibit 2, the two cabins that are proposed to be changed into a restroom and a camp store are both less than 500 square feet. Applicant testified that no changes were going to be made to the existing restroom cabin. Based on Exhibit 13 and Applicant's testimony, only minor repairs to the roof are planned for the cabin that will be converted into a camp store. Applicant further testified that neither of the cabins had been abandoned.

Conclusions of Law: Article VI is met. Signs elevated on poles or posts that create minimal resistance to the movement of floodwater are a permitted use. Section 606.A.5. Storage or parking of RVs, not to exceed 180 days, provided that they are fully licensed and ready for highway use are a permitted use. Section 606.A.8. Recreational uses that do not require the erection of structures, such as campsites, are a permitted use. Section 606.A.9. Non-substantial improvements (<50% of FMV) of less than 500 square feet to an existing structure that is no closer to the waterway is a permitted use. Section 606.A.1.

ARTICLE VII: STANDARDS

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

Section 706: Nonconforming Structures on Developed Land/Lot

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 Specific Standards A, D & H

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

Findings of Fact: Based on Exhibit 7, the two cabins were in use in the 1940s.

Conclusions of Law: Section 705 is met. Because the two cabins were originally built prior to the existence of the first Wilmington Zoning Ordinance, they are legally nonconforming structures as defined in this section and may be altered, renovated or changed in accordance with Sections 706 and are ineligible for a Dimensional Waiver.

Section 706 Nonconforming Structures on Developed Land/Lot

- A. Developed Land/Lot is any Land, Lot or parcel which includes "the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure; the demolition, destruction, or razing of a structure, whether intentional or unintentional; any change in the Use of any building or other structure, Land, or Use; the subdivision of a parcel into two (2) or more parcels; any mining, landfill, or excavation that increases peak off-site flow; and any water impoundment such as lakes and ponds", (see Definitions **Land Development, Lot Development**).
- B. A Nonconforming Structure on a Developed Lot/Developed Land may be modified consistent with the guidelines of this Section with the prior written decision and approval of the Development Review Board. Modifications to Nonconforming Structures are not eligible for a Waiver.
- C. In a Development Review Board hearing where there is question as to whether a lot has been previously developed, the burden of proof lies with the applicant. This burden may be met through dated photographs, expert testimony, or the provision of Town land records or Grand List of the Town of Wilmington records back to January 26, 1968 (the time of the first Wilmington Zoning Ordinance) or the time when the lot/land was established or created, whichever is later.
- D. No alteration, renovation, or change shall exceed thirty (30) feet to the highest point of the ridge line. Nonconforming Structures and Land Development of Nonconforming Lots are not eligible for Height Limitation Exceptions – Review Options under § 442 of this Ordinance nor for Waivers under § 231 of this Ordinance.
- E. A Nonconforming Structure on a Developed Lot may be altered, renovated, or changed in any

direction for any reason, with the written decision and approval of the Development Review Board (except as provided for in item F below), provided that the change to the nonconforming element of the structure:

1. Remains within the footprint of the original nonconforming element or feature, including any overhangs or cantilevering, or
2. Does not increase the Degree of Nonconformity, except that when alteration, renovation, or change is for the purpose of compliance with environmental, safety, health, or energy codes the change is allowed to increase the degree of nonconformity, but only to the minimum necessary to achieve compliance.

F. A Nonconforming Structure which is demolished or destroyed unintentionally may, with a Permit from the Zoning Administrator, be restored to its earlier state, matching all prior dimensions including but not limited to roof pitch, height, footprint, etc., provided the reconstruction commences within two (2) years of the date of loss. Reconstruction seeking any changes to prior dimensions is subject to the terms of this Section and requires a written decision and approval from the Development Review Board.

G. Determining Footprint of Original Structure: Evidence of the footprint of the original Nonconforming Structure shall be clearly established and maintained by the property owner seeking to rebuild within the footprint of the original Nonconforming Structure. The burden of proof as to the location and dimensions of the original structure remains with the property owner seeking a Permit for such a change. For owners failing to clearly establish and maintain evidence of the footprint and dimensions of the original structure on the lot, the applicant shall provide evidence of the prior structure's dimensions and photos of the prior structure's location in relation to the lot or such other documentation as may demonstrate the location and dimensions of the original footprint of the structure.

H. Measuring Degree of Nonconformity: if a house currently encroaches ten (10) feet into a setback and an attached porch encroaches fifteen (15) feet into the same setback, there is an existing nonconformity of 15 feet. The degree of nonconformity is measured from the greatest degree of nonconformity for that structure, or in this case 15 feet. Additions that do not exceed the greatest current nonconformity would not be considered an increase in the degree of nonconformity.

Using the above example; the porch with the 15-foot encroachment could be extended so long as it stays less than or equal to the 15 feet of nonconformity, or the 10-foot setback nonconformity of the house could be expanded another 5 feet, up to the 15-foot existing nonconformity, without increasing the degree of nonconformity. No Waiver would be required as the structure is not increasing the degree of nonconformity.

Finding of Fact: The subject property contains a legal, nonconforming structure. Exhibit 7. Applicant testified that no improvements are being made to the restroom cabin. Applicant testified the only improvement that is being made to the cabin that is proposed to be converted to a camp store is the re-shingling of the roof. See also Exhibit 13. Applicant further testified that the two cabins will remain within the footprint of the existing structures and there will be no increase in the Degree of Nonconformity.

Conclusions of Law: Section 706 is met. A nonconforming structure may be modified within the guidelines of Section 706 with the prior written decision of the Development Review Board provided that it remains within the footprint of the original nonconforming structure and does not increase the Degree of Nonconformity. No modifications are being made to the restroom cabin and the cabin proposed to be converted to a camp store will only have its roof re-shingled.

Section 710 Use Performance Standards

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

Findings of Fact: Applicant 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 conservation 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: Applicant testified that there would be no continuous, permanent, ongoing or frequent noise in excess of that of a normal conservation that could be heard at the property line.

Conclusions of Law: This section is met subject to the below conditions.

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: Applicant testified that there will be no emission of dust, ash, smoke or other particulate matter that cause damage to human or animal health, contaminate the property, cause odors or exceed State standards on particulates.

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: Applicant testified that there would be no injurious or noxious practices.

Conclusions of Law: This section is met.

Section 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: Applicant testified that the general standards are upheld by the granting of this application, and no undue adverse effect is apparent. There is no evidence available at the time of the hearing to suggest otherwise.

Conclusions of Law: Section 721 is met.

Section 722: Conditional Use- Preserving the Character of Town

Land development and Uses in all Districts shall preserve the character of town consistent with its rural and agricultural heritage, conforming to the following:

- A. Preservation of 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 for Retail

Findings of Fact: Applicant testified that the proposed change of use complies with land development and uses per this section. There is no evidence available at the time of the hearing to suggest otherwise.

Conclusions of Law: Section 722 is met.

Section 730: Specific Standards

All land development and Uses in all Districts and Overlay Districts shall conform to the following:

- A. Lighting and Glare:** All exterior lighting in the Historic Design Review District and the Village District shall be in keeping with the 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: Applicant testified that there would be no exterior lighting on either the restroom cabin or the cabin proposed to be converted to a camp store.

Conclusion of Law: Section 730 A is met subject to conditions.

D. Parking: Pursuant to 24 V.S.A. § 4414(4) All commercial parking and loading areas in all districts in the town shall adhere to the following standards:

1. **Parking Spaces Required:** With the exception of the Historic Design Review District, for every building hereafter changed in Use, erected, or altered or extended in such a way as likely to increase the need for more parking, there shall be off-street parking spaces as set forth below.
2. **Size of Parking Spaces:** Parking space size shall be a minimum of nine (9) feet by eighteen (18) feet. Smaller parking spaces are allowed only where circumstances calling for added spaces outweigh the risks and public inconvenience of smaller spaces. Special consideration should be given to safety, pedestrian, and disabled persons concerns when smaller spaces are allowed.
3. **Minimum Number of Spaces:** The minimum number of required spaces are:
 - i. Dwelling, Multi-Family: Two (2) parking spaces for every Dwelling unit.
 - ii. Lodging: One and one-half (1.5) parking space for every guest bedroom.
 - iii. Multi Business Centers and Offices: One (1) parking space for every four hundred (400) square feet of business or office space.
 - iv. Retail Business: One (1) parking space for every two hundred (200) square feet of retail area.
 - v. Restaurant, Bar, Lounge, Entertainment / Cultural Facility: One (1) parking space for every three (3) persons Permitted for occupancy by the Vermont Department of Labor and Industry.
 - vi. Manufacturing: One (1) parking space per employee per shift.
 - vii. Short-Term Rentals: Three-quarters (.75) parking space for every guest room.
 - viii. Lodging with two (2) guest rooms or less does not require additional parking
 - ix. Spaces for Electric Vehicle Charging Stations (EVCS) shall be included in the Minimum Number of Spaces designated above.

Finding of Fact: Applicant testified that RVs or cars would park in one of the three designated camping spots.

Conclusions of Law: Section 730 D is met. Section 730 D does not have a minimum number of parking spaces for a Campground/Recreational Park.

F. Landscaping, Screening and Buffer Areas: As defined in § 722(A) development shall "preserve

the rural and agricultural character and ambiance of the community". Natural features characteristic of the Town's rural and agricultural character shall be used in Landscaping and Screening to preserve and protect the aesthetic and scenic value of the Town, its neighborhoods, residents, and neighboring properties.

1. Landscaping: Landscape beds, trees, shrubs and plantings shall be required by the Development Review Board as reasonable and possible to protect the aesthetic and scenic value of Town, its neighborhoods, residents, and neighboring properties, creating green spaces when possible. Trees, Shrubs, and Landscape Bed plantings shall be maintained for general aesthetics and plant health. The Development Review Board shall require that if plants do not survive, they will be replanted within the growing season, and the Buffer Areas shall be maintained and vegetation replaced to insure continuous seasonal vegetation. See Site Plan and Design Guidelines for planting specification and landscaping recommendations.

2. Screening and Buffer Areas: All reasonable and possible effort shall be made to maximize the visual aesthetics of development from the road, adjoining properties, neighborhoods, and properties with a view of the development area for all of the types of unaesthetic features described below. Every effort shall be made to protect natural vistas and the aesthetics of the area. All screening shall include natural vegetation, tree plantings, hedges, rocks or combinations thereof. Fences and walls may be used in those circumstances where natural vegetative screening is not possible or as a secondary supplement to natural vegetative screening as needed to achieve a visual barrier.

The Development Review Board shall require that if plants do not survive, they shall be replanted within the growing season and that Buffer Areas shall be maintained and replaced as needed to insure continuous seasonal vegetation.

- i. Screening Unaesthetic Features, Small: For unaesthetic features including but not limited to: propane tanks, dumpsters, storage areas, mechanicals, utility features, animal shelters/pens, except for Agricultural Uses or Accessory Agricultural Uses licensed or permitted with the state and protected under 10 V.S.A 1021(f) and 1259(f) and 6 V.S.A. 4810, creating undue adverse impact on the aesthetics of an abutting property, neighborhood or state, municipal, or private road, screening of the non-aesthetic features shall be provided.
- ii. Screening and Buffer Areas for Unaesthetic Features, Large: For unaesthetic features larger than 200 square feet (including but not limited to large mechanical installations or utilities) and within 50 feet of a road or abutting property, creating an undue adverse impact on the aesthetics of an abutting property or state, municipal, or private road, a minimum Buffer Area of 10 feet in depth shall be provided where reasonable and possible.
- iii. Screening and Buffer Areas for Commercial Structures and Uses: Where there is an undue adverse impact on the aesthetics of an abutting residential property, neighborhood or state, municipal, or private road as a result of the Commercial development (except for development within the Village District or for development within a Planned Unit Development (PUD) not abutting the border of the PUD), a Buffer Area shall be provided between the commercial property and an abutting residential property, neighborhood, or road. A minimum Buffer Area of 10 feet in depth shall be provided where reasonable and possible.
- iv. Screening and Buffer Areas for Parking: Where there is an undue adverse impact on the aesthetics of an abutting property, neighborhood or state, municipal, or private road as a result of parking, screening shall be provided where reasonable and necessary to preserve aesthetics. For parking areas in excess of 200 square feet and within 50 feet of a road or abutting property, a minimum Buffer Area of 10 feet in depth shall be provided where reasonable and possible.
- v. Screening and Buffer Areas for Ground Mounted Solar Arrays and Related Unaesthetic Features: When a ground mounted solar array and/or related unaesthetic features create an undue adverse impact on the aesthetics of an abutting property, neighborhood or state, municipal, or private road, screening of the solar array and/or related non-aesthetic features is encouraged. All reasonable effort should be made to maximize the visual aesthetics of ground solar development. For ground installation of solar arrays and related unaesthetic features larger than 200 square feet and within 50 feet of a road abutting property, a minimum Buffer Area of 10 feet in depth should be provided.

Findings of Fact: Applicant testified that no landscaping changes are planned, and that the natural

features and characteristics of the site are to remain unchanged.

Conclusions of Law: Section 730 F is met.

G. Land and Water Management: Pursuant to 24 VSA § 4414 (1)(G) and 24 VSA § 4414 (9) the development plan shall protect properties, transportation systems, and public safety by:

1. Providing for safe and environmentally appropriate water management including but not limited to water supply quality/availability, stormwater retention/absorption and impervious surface runoff management.
2. Preventing water pollution.
3. Making appropriate provision for management of erosion, preservation of rivers and streams, river/stream banks, wetlands, waterways, channels, and agricultural lands.
4. Preserving and promoting scenic or aesthetic features and open spaces.

If the project is not subject to the State of Vermont Act 250 written decision and approval process, determination of conformity of this provision may be made through expert testimony or studies.

Findings of Fact: Applicant testified that there are no planned changes to the site. Applicant testified that all guests will be provided with a set of rules on prohibited activities including the protection of the pond and brook from pollutants.

Conclusions of Law: Section 730 G is met.

H. Wastewater and Potable Water: Pursuant to 24 V.S.A. § 4414 (13) the Zoning Administrator may issue an initial Permit conditioned upon receipt of evidence of a wastewater and potable water supply Permit, if none is provided with the submitted application. A final Permit may be issued by the Zoning Administrator after receiving evidence that a Permit has been issued, as applicable, under chapter 64 Title 10. Development Review Board decisions shall instruct the applicant of their responsibility in obtaining state and federal Permits and may condition their decision on obtaining such a Permit if none has been obtained.

Findings of Fact: Based on Exhibit 7, any associated potable water supply and wastewater disposal that existed before 1/1/2007 is exempt under current ANR rules.

Conclusions of Law: Section 730 H is met.

ARTICLE VIII SIGNS

Section 801: Purpose

Section 802: Application in District

Section 803: Types of Signs

Section 830: Permitted Signs

Section 831: Types of Signs

Section 832: Number of Signs

Section 833: Size of Signs

Section 842: When is a Zoning Permit Required

Section 843: Administrative Amendments to Zoning Permits

Section 844: Obtaining a Zoning Permit for a Sign

Section 850: Conditional sign waivers requiring written decision & approval from the DRB

Section 870: Signs Standards: Applying to all signs

Section 871: Sign Design Guidelines

Section 873: Setback and Height Limitations – Applying to All Signs

Section 874: Calculation of Area and Number of Signs Allowed

Finding of Fact: Exhibit 9 contains the dimensions of the one proposed sign. Applicant testified that he would remove the proposed curved top shown in Exhibit 9 since it was inconsistent with Section 871. Applicant further testified that the sign does not obstruct any views that would impair public safety.

Conclusions of Law: Article VIII is met subject to conditions. The proposed sign shown in Exhibit 9 is permitted under Section 832.A, its size is compliant with Section 833.A, and it meets the sign standards set forth in Section 870 subject to the conditions set forth below.

CONDITIONS:

This application for development (2026-036) is **APPROVED**.

This **APPROVAL** is subject to 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 the 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. All conditions set forth in the DRB's decision, dated May 26, 2022 on Application 2022-015 remain in effect, except that the operating season for the campground shall be from April through November.
3. Any exterior lighting on the restroom cabin or the cabin to be converted to a camp store shall be shielded and downcast.
4. The sign shall be a 4'x4' square with no curved top.
5. The sign shall not be internally lit. Any lighting of the sign shall be shielded and downcast.

The applicant is responsible for obtaining all state and federal permits.

If unused, this Approval expires 2 years from the date of issue. A request for extension may be made by 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.

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

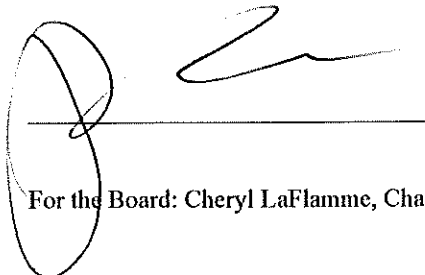
Cheryl LaFlamme
Diane Abate
John Gannon
Chrystal Holt

OPPOSED:

None

ABSTAINING:

None



For the Board: Cheryl LaFlamme, Chairperson

Date: 7/28/2026

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.