

Town of Wallingford, Vermont
Development Review Board (DRB) Meeting & Public Hearing Minutes
July 3, 2017 at Town Offices, 75 School St., Wallingford Village

DRB Members in Attendance: William Brooks III (Chair), Jillian Burkett, Erika Berner, Dave Ballou **DRB Members Absent:** Carol Ann Martin

Others in Attendance: Jeffrey Biasuzzi, Zoning Administrator (ZA) & recorder; Richard & Patricia Smith (Interested Parties), Dale Robb (agent for Applicant). The Hearing was not electronically recorded.

Chairman W. Brooks called the Meeting to Order at 6:05 pm, and introduced the DRB Members and ZA to those in attendance.

W. Brooks asked for a motion to accept the Meeting Agenda. E. Berner moved to accept the Agenda, J. Burkett seconded, all approved and Motion passed.

W. Brooks asked for any general Public Input or Comments. Hearing none, the Chairman re-opened the Public Hearing for Application #17-13, by Recovery House Inc. to construct an addition to the existing facility at 98 Church Street (Parcel #0170098), which was continued from the initial Hearing of 6/13/2017.

J. Biasuzzi described the site visit by the ZA & D. Robb on 6/16/17. Sketch Plans measured at this visit and photos of the existing parking (both compiled by the ZA) were introduced into testimony. Parking lot zoning language from other Towns, for similar facility use, was discussed for reference purposes. It was suggested that existing parking area could accommodate at least 17 standard (9' X 20') parking spaces, and one additional ADA space, IF the designated spaces were delineated on the paved surface & information signs installed; in order to maximize parking space utilization.

D. Robb stated that, upon consulting with NFB Inc., the applicant's architectural firm, 18 parking spaces would be adequate to park normal weekday daylight shift (approximately 7:00 am to 5:00 pm) staff. Weekend shifts would have less staff, as fewer treatment Staff would not be scheduled for Saturday or Sunday. He stated that most residents undergoing treatment are discouraged from (and do not have) their own vehicles, although they are not prohibited from having one on premises. Weekends receive the greatest number of Visitors, which may maximize the use of available off-street parking vehicles. This may be addressed by scheduling specific Visitor times & duration.

Presently, the most accessible wheelchair access used is by the east driveway and mid-building door.

Mr. Robb stated that typical Sunday services and other Church events were the major source of regular weekend (most-on street) congestion issues, and not the Recovery House Inc. facility.

J. Burkett stated that, in her own recent weekday visit to the facility, she found the existing parking area full of vehicles, and that maneuvering, or to turn around very difficult. Driving around to the east side of the facility, she found this driveway (temporarily) obstructed with residents occupying the travel lane area.

There was discussion regarding truck service of supplies to the facility. The food service trucks commonly include road tractors with trailers, which require backing into the western entrance and parking lot. Other supplies or mail are regularly delivered by straight trucks, which may or may not, drive straight into the western parking area, and then turn around, or drive out the eastern driveway. J. Biasuzzi noted his understanding that such OSHA required “back-up” alarms are standard equipment on such commercial vehicles, and may present a disturbance to residents on Church Street. Deliveries do not apparently have any time restrictions.

DRB members asked several questions regarding number of Staff on shift and internal security issues; going back to testimony submitted at the 6/13/17 Hearing session.

R. Smith expressed his concerns regarding past Findings and standards applied to the existing facility. He stated that the proposed expansion should consider present standards in the current Zoning Regulations; and consider the expansion as not similar to other uses in same Zoning District. Mr. Smith believes that the Applicant’s should provide the “Burden of Proof” for the expanded Facility (to demonstrate the application) conforms with Zoning, and that the application, in itself, fails to document this.

W. Brook asked Mr. Smith if he gave any “weight” to the “grandfathered” status of the existing facility. Mr. Smith stated his strong objection to **the proposed expansion** of the facility, as it does not conform (in his opinion) to the standards identified as an acceptable Conditional Use, as identified in the current Zoning Regulations.

Patricia Smith asked if the original approval for the Facility was just for alcohol treatment. D. Robb stated uncertainty as to this question, but noted that alcohol was legally considered a form of a drug. J. Biasuzzi read a portion of the 5/6/1976 Wallingford Board of Authority decision; which approved treatment for “persons with drinking problems...”

W. Brooks asked the participants for any additional input or testimony; as well as asking the DRB & ZA if they had any further questions. J. Burkett asked if the existing basketball court could be relocated; and if a more efficient parking plan could be designed. D. Robb suggested a mobile Basketball hoop/stand as an example of designing a flexible parking area for the facility, and was open to design and use improvements to the existing parking area use (subject to final management approval).

Hearing no further questions, W. Brooks requested a MOTION to close the Hearing to testimony. D. Ballou Moved to close the Hearing; E. Berner seconded; all approved and Motion passed.

E. Berner made a MOTION to approve the Minutes of the DRB Meeting of 6/13/17. J. Burkett seconded, all approved, and Motion passed.

W. Brooks requested a MOTION to enter Deliberative Session. E. Berner made a Motion to enter Deliberative Session, and allow the ZA to stay in attendance, to provide clarification on the Zoning Regulations as may be required. J. Burkett seconded the Motion, all approved and the DRB entered Deliberative Session at 6:45 pm.

W. Brooks requested to exit Deliberative Session at 7:30 pm. E. Berner made a MOTION to exit Deliberative Session; D. Ballou second, all approved and the Open Meeting of the DRB went back in session.

D. Ballou made the MOTION to Approve Application #17-13 with certain Conditions, as established by the DRB in Deliberative Session, and subject to their final decision. The MOTION further instructs the Zoning Administrator to DRAFT a Final Decision for DRB review, amendment, correction and/or approval by a majority of the DRB, not later than 45 days from close of Hearing Testimony; or before August 15, 2017. E. Berner seconded the Motions, all approved and Motion passed.

As there are no pending Applications requiring review, the next meeting of the DRB will be at the request of the ZA, for a mutually convenient time & date to be determined.

J. Burkett made a MOTION to close this DRB Meeting. E. Berner seconded, all approved and the Meeting adjourned at 7:40 pm.

Respectfully submitted by Jeff Biasuzzi Approved: 07/30/18

