

**Wallingford Development Review Board  
Special Meeting & Public Hearing Minutes**

September 12, 2017

Town Hall, 75 School St., Wallingford

**Members Present:** William Brooks, Erika Berner, Jillian Burkett, David Ballou

**Member Absent:** CA Martin

**Also Present:** Jeffrey Biasuzzi (Zoning Administrator & Recorder), Leo Wood, Tyler Wood, Bonnie Wood, and Truman Young.

W. Brooks called the Special Meeting and Public Hearing to order at 6:35 pm. The audio was digitally recorded.

The DRB Members all introduced themselves to the participants. W. Brooks disclosed that Jill Burkett was a DRB Member as well as a neighboring property owner, but does not have any financial interest in the application. He asked if anyone felt there was a conflict of interest. There were no objections to her participating as a DRB member.

W. Brooks requested a MOTION to approve the Hearing's Agenda. E. Berner moved to approve the Agenda, J. Burkett seconded, all approved and Motion passed.

B. Brooks swore in all participants and opened the Hearing for Application 17-25 by Woodline Construction Builders, for a change of use for the buildings and grounds at 2551 US Rt. 7 south; a former autos sales business. Business principles Leo Wood, Tyler Wood, and Bonnie Wood discussed their plans for the larger structure (Building #1) to serve as an office and workshop for their construction activities. In addition, a one bedroom apartment would occupy a portion of the building. The smaller structure (Building # 2) would be commercial rental space. Truman Young was present and discussed his intentions to rent and adapt the structure to be a sugar house, syrup storing & canning warehouse, office, and sales facility for maple products.

D. Ballou asked questions on new signage planned. L. Wood stated that the existing free standing road side sign (left in place from the former auto dealership) would be reused with the same size sign as before; illuminated with down lit floodlights. The existing flush mounted signs on the buildings would be repurposed; but not illuminated.

Security lighting was planned for the exterior on all sides of both buildings. This lighting was to be directed so that it would not present a hazard to drivers or glare onto abutting ownerships.

J. Burkett asked for clarification on hours of operation. J. Biasuzzi noted the Town's Noise Ordinance had specific hours for quiet. Leo Wood stated that construction hours were usually from around 7:00 am to 5:00 pm, and work is done off site. Typically, any fine wood working would be done inside the building. T. Young stated that, except during the sugaring season (when boiling may go on all night), most of his operation would be a typical day time work schedule.

W. Brooks asked for any further questions or comments. Hearing none, he requested a MOTION to close the Hearing. E. Berner made a Motion to close the Hearing, J. Burkett seconded, all approved and Motion passed.

W. Brooks asked if the Board wanted to discuss the application in Deliberative Session. E. Berner made a MOTION to approve the application without any Deliberative Session. D. Ballou seconded, all approved and the Motion passed.

W. Brooks asked for any other business or Public Comment. J. Biasuzzi asked if any DRB Members who wished to attend the VT Municipal Government Day event on 9/15/2017 contact him for registration.

W. Brooks asked for a MOTION to Adjourn. E. Berner Moved to set the next DRB meeting as Applications required; and Adjourn this Special Meeting. J. Burkett seconded, All Approved and the Meeting adjourned at 7:20 pm.

Respectfully Submitted by:

Approved:

DRAFT