

Town of Wallingford, Vermont  
**Development Review Board (DRB) Meeting & Public Hearing Minutes**  
March 13, 2017 at Town Offices, 75 School St.

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

**Others in Attendance:** Jeffrey Biasuzzi, Zoning Administrator (ZA) & recorder; Leo & Bonnie Wood (Applicant), see Attendance Roster. The Hearing was electronically recorded.

**Re: Application #17-03, by Douglas Edwards (owner), Leo & Bonnie Wood (applicants/agents) to subdivide 6.06 acres from Parcel #0350751, with access via a 25 foot wide private Right of Way (ROW), from the new lot to Hartsboro Road (T.H. # 34).**

W. Brooks opened the public Hearing at 6:34 p.m. Interested Parties giving testimony were sworn in.

L. Wood described the application, and the access ROW as going from T.H. #34, up through Gilbert Hart Lane (Private Road #090), through lots they own in the Gilbert Hart Subdivision (on an existing ROW that services lands n/f Sargeant), to the south border of the 358+/- acre tract owned by D. Edwards. The lot they wish to purchase from Edwards also borders this same border at that location.

B. Wood also clarified that this proposed ROW was for purpose of accessing only the 6.04 acres; and was not also a permanent ROW for D. Edwards to access his remaining acreage. There had been permission granted for a temporary access in recent past, to allow D. Edwards to use Gilbert Hart Lane as a logging access.

Dean Wilbur, Tony Poell and several (unidentified) others asked questions about additional logging, ROW road upgrades, and use of the 6 acres. L. Wood stated his understanding that most of the logging on the southern section of the Edwards tract was done. The Woods plan to build a camp on the top of the 6 acre parcel for recreational use.

Stanley Malkuss asked if Gilbert Hart Road owners would need to pay for maintenance costs of the new ROW. L. Wood stated that other Owners on Gilbert Hart Road would not have to pay maintenance costs for the ROW that accesses the new parcel.

Chairman Brooks asked for further questions or testimony. Hearing none; he closed the Hearing to Testimony at 7:50pm.

**RE: Application #17-04: MT Associates (owners), dba Midway Oil Corp. (applicant) to remove an existing flush mount sign on the convenience store at 172 Main Street in Wallingford Village (Parcel #7000172) and install a flush mounted internally illuminated sign in the same location.**

Chairman Brooks opened the Public Hearing at 7:54 pm and Interested Parties were sworn in.

Dan Dukeshire, general manager for Midway Oil Corp, described the sign's details.

Ralph Nimitz asked if the new sign was larger than the existing sign. D. Dukeshire presented schematics to demonstrate that the new sign was smaller. Sharon Nimitz stated she did not receive written notice of the Hearing (*in follow up: the Nimitz property does not border the Applicant's property; and written notice was not required*) and asked if the exterior lighting could be subdued. D. Dukeshire stated that exterior sign and canopy lighting is turned off when the store was closed; which is presently 9:00 pm. He also mentioned that a certain level of exterior lighting was required for safety of patrons and to allow security cameras to function.

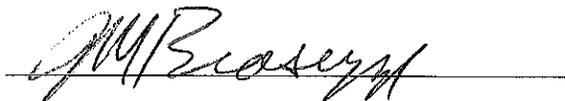
J. Biasuzzi asked if Mr. Dukeshire would be willing to share some of his expertise in the future, on matters such as store illumination, security, etc. He indicated his willingness to be of assistance.

W. Brooks asked for any other questions or input. Hearing none; he closed the Hearing to testimony.

Due to the evening's schedule constraints, W. Brooks asked for a MOTION to Continue both Hearings, to provide time for Deliberative Session and Decisions on both applications. E. Bernier MOVED to continue review of both applications until a Special Meeting of the DRB at 6:30 pm Friday, 3/24/17, at Town Offices; J. Burkett seconded; all approved and the Motion passed.

W. Brooks made a MOTION to postpone the remaining Agenda items until the Special Meeting scheduled for 6:30 pm 3/24/2017, at Town Office and ADJOURN the Meeting. J. Burkett seconded, all approved and the Meeting ended at 7:10 pm.

Respectfully submitted by: J. M. Biasuzzi



Approved by the Chairman, upon review of the DRB On 3/24/2017;



William Brooks III, Chairman

# WALLINGFORD DEVELOPMENT REVIEW BOARD

MARCH 13, 2017 TOWN OFFICE

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>	<u>INTEREST</u>
TONY POELL	180 GILBERT HART LN	TPOELL@VERMONT <sup>CIANET</sup>	SUBDIVISION
Amel Poell	"	"	"
Don Whipple	111 Gilbert Hart Ln	Danz51@vermontd.net	Sub Div
DAN DUKESHIRE	217 N. MAIN, RUTLAND	dan@midwayoil.biz	Midway
Tyler Wood	284 Elm St, Wallingford	TYWOOD823@YAHOO	
Leo Wood	1179 Hartsboro Rd	lwivt@yahoo.com	
<del>Amel Poell</del>	1179 Hartsboro Rd	lwivt@yahoo.com	
Garrett	237 Gilbert Hart		subdivision
Jason Stone	960 West Hill Rd	jestone@comcast.net	
Karen Lamay	2162 US RT 7 South	klamay@gmail.com	
Dean Wilbur	753 Hartsboro rd	MZABBY@aol.com	
Ralph Nimitz	251 MAIN ST	RALPH NIMITZ5@GMAIL.CO	
Sharon Nimitz	"	SNIMITZ@gmail	
Jeepie Gagnier	247 So. Main St.	jeepiedogmom@g.mad.com	
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