

**Development Review Board  
Wallingford Town Hall & Zoom  
3 June 2021  
6:30 PM**

**Member Present:** B. Brooks (Chair), D. Ballou, J. Burkett, L. Thayer, J. Stone

**Members absent:** None

**Recording Secretary:** E. Berner

**Members of the Public:** Jennifer Pascal, Tammy Durgin, Christopher Dunigan, James Greene, Patrick Rice

**Zoom:** Scott Kipnis, Kathleen Dallman, Steve McMahon

**I. Call to Order:**

The Development Review Board meeting was called to order at 18:34 (6:34PM) by B. Brooks

**II. Review of Agenda:**

L. Thayer motioned to move the Minutes to after the Permit Hearings. D. Ballou seconded. Motion was APPROVED.

**III. Approval of March 16 and May 26 Meeting minutes**

Move to end of Agenda

**IV. Public Input:**

B. Brooks introduced the Development Review Board members to the members of the public.

B. Brooks swore-in all applicants and interested parties.

- i. *Application #21-28. Mr. Christopher Dunigan is applying for a permit for a 2-bedroom apartment to be built over existing garage at 118 Depot Street.*

Mr. Dunigan presented his application with support from J. Green (contractor) J. Green explained to the Board that the garage was already plumbed for a 2- bedroom apartment upstairs and that an application had been approved in 1985 for bedrooms but had not been acted upon. He also went on to say that there will be a deck on the north side of the building. J. Burkett asked how close the deck would be to the property line. J. Green replied that it would be within the Zoning setbacks.

A question was asked about interior and exterior stairs, and what would be done with the ground floor of the garage. J. Green answered that there would be interior stairs and the ground floor would be used for stage purposes only.

J. Pascal (property abutter) inquired about parking. How many cars would need parking given that there were two apartments already on the property. J. Green and C. Dunigan explained that they anticipated only three vehicles would need parking

## Dunigan (21-28) / Family Dollar-Dollar Tree (21-14)

since each apartment in the duplex is only one-bedroom, and the rest of the house will be used for storage purposes only. He had no plans to increase the living space within the duplex house.

L. Thayer asked about landscaping. C. Dunigan had no plans to landscape the property.

B. Brooks asked for additional questions. Hearing none he asked for a vote to close testimony. D. Ballou motioned to close the testimony; J. Stone seconded. Motion was APPROVED.

- ii. **Application #21-14.** Family Dollar / Dollar Tree has applied for conditional approval to replace existing sign Family Dollar sign at 34 Maple Street, Wallingford, VT 05773 with newer signs displaying Family Dollar / Dollar Tree.

S. Kipnis presented the application for Family Dollar/Dollar Tree to replace the current roof sign with one displaying the corporation's new name and to upgrade the Route 7 sign. He told the Board that Family Dollar and Dollar Tree are one company and that they are renovating over 1,000 stores in the US. He then went on to explain that Family Dollar is expanding the current building so that 70% of the building would be Family Dollar and 30% would be Dollar Tree.

S. Kipnis said the that the current proposal was to replace the current sign with 48-inch lettering with a 42-inch lettering sign and two spotlights for exterior lighting (up- lighting). He added that the timing of the signs was controlled from corporate headquarters and thought they would be off by 10 or 10:30 PM, approximately 30 minutes after store closing. He also added that the current sign on route 7 would be upgraded reflecting the Dollar Tree acquisition. As for the positioning of the sign on the roof, it would be positioned in the middle of the building as there is a tree blocking the sign on the building from Route 7.

J. Burkett asked if 42 inches was the smallest size letters, that she had seen smaller lettering on various websites. S. Kipnis explained that there were legacy signs still being used but that those signs would be coming down. S. McMahon suggested that they could go down to 36-inch lettering and that a few stores do have signs with 30-inch lettering.

A question was raised about the brightness of the spotlights. S. Kipnis replied that the proposed spotlights would be less bright than the current ones. J. Stone asked if there was a dimmer, and if so, who controlled it. S. Kipnis assured J. Stone that lighting was controlled by corporate office.

J. Burkett spoke of the state of repair and cleanliness of the store in the past and with the store being renovated perhaps the employees would keep it more presentable. S. Kipnis explained that lot of money was going into the renovation and upgrading of

## Dunigan (21-28) / Family Dollar-Dollar Tree (21-14)

Family Dollar stores to make them into combination Family Dollar/Dollar Tree and since the acquisition, a lot of store have been upgraded.

K. Dallman spoke to the up-lighting of the signs, explaining that the pitch of the roof made it very difficult (impossible) to get gooseneck spotlights long enough for downlighting. L. Thayer mentioned that up lighting may not meet night lighting standards. Further discussion followed concerning various ways lighting could be achieved.

L. Thayer asked if there would be any signs in the windows. S. Kipnis said only the usual e.g., store hours and credit card signs. There were no plans for decals, logos, etc.

L. Thayer asked about entrances; would both sides have an entrance. S. Kipnis said no, there would be one entrance/exit on the Family Dollar side. The entrance for the Dollar Tree side might be an egress or may be replaced with a window.

Further discussion followed concerning lighting, brightness, light bulb wattage. J. Burkett reminded S. Kipnis et al, that Wallingford is one of the most historic Main streets in Vermont. She also reiterated that more store employees would be needed for better customer service and store upkeep.

L. Thayer asked if S. Kipnis would consider going down to 30-inch letters on the roof sign.

B. Brooks asked about security cameras. S. Kipnis replied that he couldn't comment to that.

T. Durgin (abutting property) explained that her property is directly across from the store, and she had concerns about the brightness, length lights would be on and the size of the roof sign. Specifically, she suggested that the sign lettering be smaller, the sign have one spotlight and that they consider turning off the lights sooner than 10:30. Perhaps when the store closes.

B. Brooks mentioned that there was lighting in the parking lot so the employees would not be going to their vehicles in the dark. S. McMahon suggested that they could look into making the signs less bright.

L. Thayer suggested:

1. Try to reduce the sign letting
2. Turn off lights earlier
3. Consider downlighting rather than up lighting.
4. That the DBR continue this at the next schedule meeting on 23 June.

## Dunigan (21-28) / Family Dollar-Dollar Tree (21-14)

S. Kipnis replied that the store is scheduled to open before 23 June. He suggested perhaps the DRB could consider approving the signs and not the lighting. (Separating the application for lighting.) Discussion followed concerning getting a separate application for lighting, Family Dollar assured the DRB they were acting in good faith.

J. Stone asked if perhaps Family Dollar would consider a more focused beam on the roof sign. S. Kipnis said he would assign K. McMahon to work on it. J. Pascal spoke reminding S. Kipnis that smaller is better, as is lower lighting (brightness).

B. Brooks asked if there were any more questions. He summed up what had been tentatively agreed upon:

1. Sign letters would be 30 inches.
2. The current roadside sign can be changed to reflect Dollar Tree.
3. Lower wattage (bright) LED bulbs would be installed in the road sign.
4. Family Dollar would apply for a separate permit concerning signage lighting.

D. Ballou then moved to close testimony. J. Stone seconded; motion APPROVED.

**V. DISCUSSION (Applications from 26 May DRB Hearing)**

- A. Discussion on the Filskov Findings of Fact. L. Thayer pointed out two errors to be corrected. B. Brooks asked for a motion. D. Ballou motioned that the DRB approve the application with changes; L. Thayer seconded. Motion APPROVED. J. Stone abstained as he was not present at that meeting.
- B. Discussion on the Pantaleo Findings. D. Ballou motioned to approve as written. J. Burkett seconded. Motion APPROVED. J. Stone abstained as he was not present at that meeting.

**VI. DELIBERATIVE SESSION**

J. Burkett motioned that the DRB go into Deliberative Session to discuss C. Dunigan's application. D. Ballou seconded.

After discussion, L. Thayer motioned to come out of Deliberative Session, J. Stone seconded.

L. Thayer moved to approve C. Dunigan application with the condition that no other modifications other than the proposed bedrooms and deck be done without necessary Zoning permits. J. Stone seconded. Motion was APPROVED with conditions.

J. Burkett motioned that the DRB go into Deliberative Session to discuss the Family Dollar sign application. L. Thayer seconded. Discussion concerning the application followed. L. Thayer moved that the DRB come out of Deliberative Session. J. Stone seconded. Motion APPROVED.

Dunigan (21-28) / Family Dollar-Dollar Tree (21-14)

B. Brooks asked for a motion on the Family Dollar application. D. Ballou motioned that the DRB vote to approve the Family Dollar application with the following conditions:

1. The roof sign would have 30-inch lettering
2. Family Dollar will replace the current road sign lights with lowest possible LEDs, repair and add an additional sign to reflect Dollar Tree
3. Family Dollar would come back to the next DRB meeting with proposed lighting for the roof sign under a different Permit application.

J. Burkett seconded. Motion APPROVED with above conditions.

**VII. Review of the Minutes**

Tabled until 23 June meeting.

**VIII. Adjournment**

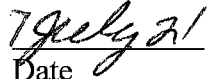
B. Brooks asked for a motion to adjourn. D. Ballou motioned to adjourn; L. Thayer seconded. Motion APPROVED. Meeting was adjourned at 8:45PM

Next DBR meeting 23 June at 6:30PM

Respectfully submitted: Erika J. Berner

Approved:

  
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Bill Brooks, Chair DRB

  
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Date