

DRB Findings/Wallingford Village Market, LLC #24-02

**Town of Wallingford, VT Development Review Board (DRB)
Findings of Fact, Conclusions of Law, Decision and Orders**

Application #: 24-02

Applicant/Owner: Monica DeLorme, Wallingford Village Market, LLC

Address: 123 South Main Street, Wallingford, VT 05773

Subject Property Location: 123 South Main Street, Wallingford, VT 05773

Town Parcel: 7010015

INTRODUCTION

The Interim Zoning Administrator (IZA) received a complete Application on March 4, 2024, which was reviewed per Article V of Wallingford Zoning Regulations (effective September, 2015). The IZA determined that the application involved a Conditional Use because of the restaurant/café use and referred to the DRB on March 4, 2024. The Applicant appealed the denial, and the DRB was notified of the application. The Owner was notified of the Public Hearing from the IZA. The abutting property owners were notified March 6, 2024 (documented by Certified Mailing) that a Public Hearing was scheduled for 7:00 p.m. on March 20, 2024, at the Wallingford Town Hall, 75 School Street, Wallingford. Public Notice was also published in the Rutland Herald and posted in three other public locations on March 6, 2024. The hearing was continued to March 27th, 2024 at a special meeting to review additional information.

Jurisdiction was taken by Articles III (Specific District Regulations) and IV (Review of Conditional Use) of the Zoning regulations. Following receipt of testimony, the DRB voted to continue the hearing to a Special Meeting at 7:00 p.m. on March 27, 2024 at the Wallingford Town Hall. At this meeting, the DRB voted to go into Deliberative Session. Exiting from Deliberative Session, the Board approved the application with conditions.

FINDINGS of FACT

1. The subject property is located in the Neighborhood Commercial Zoning District. The parcel consists of a commercial building on 0.25 acres. The parcel is serviced by municipal water and sewer.
2. The application request is to operate a Village Market with retail and food service.
3. The applicant requested signage for the project.

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CONCLUSIONS of LAW

- 1. **By-Laws in Effect:** The DRB may approve a Use or Activity in a Zoning District upon demonstration it can or will comply with all standards outlined in the Town regulation, or the Town & Regional Plan.
- 2. **In Conclusion:** The DRB APPROVES the Application, with certain Conditions.

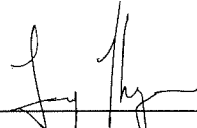
DECISION and ORDERS


Based on the final Application documentation, Testimony of Record, and Review of the applicable regulations, the Wallingford Development Review Board hereby APPROVES APPLICATION #24-02 with CONDITIONS as follows:

- 1) Signage approved with this application includes one (1) projecting sign located at the northwest corner of the building. Sign shall be downlight by existing lights. Any additional or future lighting shall be approved by the DRB.
- 2) Hours of operation are from 7am to 9pm, 7 days a week.
- 3) Applicant must comply with all state regulations and acquire all necessary state permits.

A unanimous vote of the Wallingford Development Review Board APPROVES this Application with the CONDITIONS specified, and orders the IZA to issue a **Permit** with this Decision and its Conditions, attached to and part of the final permit as follows:

- David Ballou: Approve
- Joyce Barbieri: Approve
- Elizabeth Blaisdell: Approve
- Jill Burkett: Approve
- Lucy Thayer: Approve

Signed by the Chair, on behalf of the DRB:  on April 15, 2024

Received by the Interim Zoning Administrator:  on 4/15, 2024