

Minutes

Development Review Board
Town Hall, 75 School St.
Wallingford, VT 05773
24 January 2024
7:00 PM

Members Present: D. Ballou (Vice-Chair), J. Burkett, J. Barbieri

Members Absent: L. Thayer, E. Blaisdell, J. Stone

Members of the Public: D. Dukeshire

I. **Call the meeting to order**

D. Balou called the meeting to order at 7:01 (19:01 hrs.).

a. *Introduce DRB Members to the attendees, declare any Conflicts of Interest, establish rules of procedure.*

- o D. Ballou asked for any Conflicts of Interest. There were none

II. **Review the Meeting's Agenda, revise as necessary, or approve**

J. Burkett made a motion to approve the Agenda as written. J. Barbieri seconded. Motion PASSED.

III. **Swear in interested Parties to the Public Hearing:**

a. *Open the Public Hearing*

D. Ballou swore-in applicant D. Dukeshire and read the particulars of the application Application #23-38 (Mid-Way Oil Corp.) Move free-standing sign from current location to Northwest corner of property driveway. (Parcel 7000172 / Zoning District – Neighborhood Commercial)

b. D. Dukeshire discussed that when the sign was previously moved to its current location, there had been no plans to replace the underground tanks. Since the tanks have been replaced, and the driveway area has been recovered, the sign needs to be moved to allow for a better traffic flow to the gasoline island. He also mentioned that the store will have an increase of traffic because of the "802 Spirits" approval from the State.

c. D. Ballou opened the meeting for Questions and Answers

- o J. Barbieri asked for clarification on the locations specifications concerning the easement. D. Dukeshire explained that Tennybrook has a permanent lease on the triangular easement shown on the tax map and has spoken to the owner concerning moving to sign to the easement.
- o J. Burkett asked if the sign size would be changed. D. Dukeshire replied that it would be the same size, actually it is the same sign. There would be no impact on the sidewalk. Visibility would be improved.

- D. Ballou asked if the easement was recorded. D. Dukeshire said yes and showed the DRB a copy of the warranted easement.
- J. Barbieri pointed out that the proposed location for the sign would be within 10 feet of the Zoning setbacks. D. Dukeshire said they have spoken to the owner of the adjoining property and received approval for the location. J. Burkett asked if that approval was written. D. Dukeshire said no it was verbal approval.
- J. Burkett reiterated that the sign would be the same sign that is currently on the property, no change to color or size. D. Dukeshire assured the DRB that was the case.
- J. Burkett asked D. Dukeshire if they could also look at the canopy over the gasoline island and repair it.

IV. Close the Hearing, OR **continue Hearing to a specific** set date, **time**, and place.

J. Barbieri made a motion to close the Hearing. J. Burkett seconded. Motion PASSED.

V. **Enter Deliberative Session (if necessary). Exit deliberative session and give Instructions to Z.A.**

a. J. Barbieri made a motion to enter into Deliberative Session. J. Burkett seconded motion. Motion PASSED.

b. DRB entered Deliberative session at 7:26 (19:26 hrs.)

c. DRB exited Deliberative Session at 7:32 (19:32 hrs.)

d. J. Barbieri made a motion to approve the application with the following conditions. J. Burkett seconded. Motion PASSED.

Conditions:

1. A letter must be secured from adjoining property owner stating no opposition to the signed being within the 10 foot set-back.
2. Sign stays the same to include illumination e.g., sign stays as it exists.

VI. Approve Minutes of 29 November 2023

D. Ballou made a motion to table the minutes until the next meeting. J. Barbieri seconded. Motion PASSED.

VII. **Open Meeting to Public Input (time limits may be imposed)**

No public in attendance

VIII. Any Other Business or discussion

J. Barbieri asked why permit application 23-37(Dog and Cat Boarding business) had to have DRB review since there are already several operating within the town without a review. Why was it not classified as Home Occupation. D. Ballou referred to a previous application for Dog Boarding, that the previous application had DRB approval. A brief discussion followed.

IX. **Adjourn (The next meeting of the DRB 21 February 2024**

D. Ballou made a motion to adjourn. J. Barbieri seconded motion. Motion PASSED. Meeting adjourned at 7:45 (19:45 hrs.).

Respectfully submitted by E. Berner

Lucy Thayer (Chair, DRB)