



**Town of Whitingham  
Zoning Board of Adjustment**

**MINUTES OF APRIL 18, 2024 PUBLIC HEARING**

**Call to Order. Additions or Changes to Agenda:**

Marshall Dix called the meeting to order at 6:30pm. There were no additions or changes to the agenda.

**Hearing of visitors (for concerns not on the agenda)**

None

**Attendees:**

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft

Zoning Administrator/ZBA Clerk: Gig Zboray

Applicant: Taylor Craven, with him were: Eric Craven, Allan Bisset, Cody Bardwell, Jamie Lynn,

Planning Commission members: Brad Lackey, Chair; Keith Thompson, Peter Barus, Joe Saladino

Abutters: Gail Chaine; Lauren and Dan Fitzpatrick

Introductions were made around the room.

Open Hearing Mr. Dix opened the hearing, receiving permission to dispense with reading the warning.

Applicant to explain what they are asking for Taylor Craven would like to build a 40' by 60' warehouse building on the property located at 209 VT Route 100, Whitingham, to store equipment for his property management company. He is asking for a change of use to allow a "service business" on the site.

Hear from all concerned Mr. Felisko asked about the plans for the bathroom. The bathroom is a potential interior change in the future, state water/wastewater permits have not been applied for at this time. Mr. Felisko asked about landscaping. Plans to keep current landscape to screen the property as much as possible. Mr. Craven states that his company is an orderly company and would have no storage in the yard. Employees will likely be onsite for half an hour in the morning to pick up the equipment, and a half hour in the evening to return the equipment. Two to seven employees are what they have now. Three trailers might be stored outside.

Mr. Barus questioned signage. At this time Mr. Craven doesn't need a sign, if he wants one, he can apply for it later.

Mr. Felisko asked if the camping trailer would remain on the property; Mr. Craven answered no.

Mr. Lackey asked if they have received an access permit from the state, Mr. Craven noted that it looked like there is already a curb cut but he will speak with the state. Mr. Lackey questioned septic plans. A perk test was conducted, design plans have not been drawn up yet.

Outdoor lights will be on each end of the building. Lighting will face down so as not to spread light pollution. Lighting will be on a timer rather than motion sensor.

Ms. Chaine noted her concern about light pollution, wanted to find out about noise. In general, what she has heard so far, it sounds like it has low impact to her. Mr. Craven replied that no trucks would be running for hours on the property. She noted her concern for traffic safety exiting the driveway.

Ms. Fitzpatrick asked if there are future plans to move up the hill, no.

Mr. Barus asked about chemicals, weed killers, etc. None used in Mr. Craven's business. No onsite fuel tank, they will have 5-gallon gas cans.

#### Site Plan Review

Mr. Lackey led the site plan review:

Traffic safety – Mr. Cravens will open up the landscaping to allow for better sight distance. Adequacy of traffic circulation with the property – parking for employees will be along the Route 100 side of the property.

Screening – warehouse will be pretty far from adjacent properties. Mr. Cravens plans to keep most of the trees that are currently there.

Renewable energy resources – not applicable

Exterior lighting – discussed above, lighting will face down, one light on each end of building

Signs – not part of this application

General Performance Standards:

Noise – no persistent, repetitive, or recurring noises on site

Vibration – none

Air pollution – no persistent smoke, dust, odors, etc.

Temperature, moisture – none

Electronic emissions or signals – none

Light or reflections – no lighting to create a nuisance to traffic or neighboring properties

Waste – not applicable

Hazards – no chemicals to be stored on site, no large fuel storage containers, gas will be stored in 5-gallon containers

Erosion/Sedimentation – discussed and has been already addressed on the property

Stormwater – discussed and has been already addressed on the property

Close the hearing the applicants and abutters were dismissed

Deliberations Concerns were noted about state permits: property might need an Act 250 permit, building will need state fire safety permitting, when they build a bathroom, it will need state water/waste water permitting, state access permit.

Concerns were noted about the current camping trailer on the property. A camping trailer (defined as “recreational vehicle/travel trailer” in the Whitingham Zoning Regulations is considered a “temporary structure” and allowed on the property for two years, as long as certain modifications are not made to the trailer (see pages 7 and 8 of Zoning Regulations). After two years the trailer must be removed from the property, or a zoning application would be required.

### **Decision**

After discussion, **a motion was made by Marshall Dix to approve the change of use for 209 VT Route 100, Whitingham (parcel # 02-0019.00) to a service business and to allow the construction of a 40’x60’ warehouse structure with the conditions that state permit approvals will be provided to the town before use of structure, seconded by Troy Felisko, all in favor.**

### **Adjourn**

Meeting adjourned at 7:49pm.

Respectfully submitted, *Gig Zboray*, ZBA Clerk