

**Town of Wilmington
Planning and Zoning Board
Meeting Minutes July 2, 2024**

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Present:

Anthony Nickinello	Zoning Board Member
Bill Eaton	Zoning Board Member
Jerry Botcher	Zoning Board Member
Pat Winch	Zoning Board Alternate
Doug Nemec	Codes Enforcement Officer
Mindy Goddeau	Secretary

Public:

Sydnee Goddeau	Ralph Schissler	Tim Preston	Tina Preston
Mary Mingu	Gary Williams	Tom Sibalski	Ryfen Burg PE
Jen Morgan	Celia Stephenson	Barb Funk	Randy Winch
Travis Mousaw	Kathy Snow	Matt Delany	Jeff Luma
Laura Hooker-	town board member		

Meeting Called to order at 7:00pm

Public Hearing Tony Nickinello opened the public hearing for the Wikoff Area Variance at 17 Thrapp Way at 7:01pm. It was stated that the variance was an addition of the back. The existing corner is 7ft from the property line and the new corner will be 11 ½ ft. It's a 101 year subdivision and the road has never been open and the could ask for a quick claim deed if need be. There were no comments from the public and on a motion from Jerry Bottcher and seconded by Bill Eaton with all members in favor the public hearing was closed at 7:04pm.

Regular Board Meeting

On a motion by Bill Eaton and seconded by Jerry Bottcher the minutes of the June 4th board meeting were approved with the agreement to remove one line from the minutes with regard to the fire side wood processing decision.

New Business

1. Wikoff Area Variance- on motion by Jerry Bottcher and seconded by Bill Eaton with all members in favor the variance was approved.
2. Jeff Luma Site Plan/Special Use: Bike shop and Food Truck- Jeff Luma addressed the board, he wants to open an outdoor adventure center @ the old Rosalia's location, he will be doing this with High Peaks Cyclery and Matt Delany. This will be for outdoor sports, bikes and water sports suck as canoes, kayaks and retail. Adirondack Food Truck will be outside selling food and they would operate Friday through Monday 9-5 and will operate from Memorial Day to possibly Columbus Day but they will evaluate the end date on Labor Day. They may in the future have High Peaks Cyclery offer guided hike tours on a more private scale.

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There signage will be within the existing sign structure that's there be names "Wilmington Outdoor Adventure Hub".

Jerry would like to see the sign have the same scheme and stay within the same parameters. There was a public hearing set for August 6th with a temporary approval until the public hearing.

The Adk food truck will be set up on the right side of the building. The truck will only be there two days a week and Monday and Tuesday or Tuesday and Wednesday 11-2 and 4-8 during prime hours. They will be offering fried chicken sandwiches, smoked gouda burgers, etc. They do restaurant style food and have all the health department permits for 3 counties. They would also like to open at the beach at some point. These were temporarily approved on a motion by Bill Eaton and seconded by Jerry Bottcher with all members in favor.

3. Tom Sibalski Food Truck Project- Tom wants to put a small bbq food truck, operated by his daughter Jennifer Morgan, on the stream side of his business the White Brook Dairybar. They are already selling the bbq sauce and they are testing the water with a food truck before going brick and mortar. They won't be there all the time but will have it at some times. All inspections have been done. When they are not at an event they will be at the Dairybar. All health department permits have been received and they plan to build a gazebo on that side at some point 20'x14'. The food truck is 18'x18'. On a motion by Jerry Bottcher and seconded by Bill Eaton with all members in favor, the project was approved.

Old Business

1. Jerry Bottcher has begun review of the zoning board of Stowe, VT zoning ordinance. He brought his findings to the board and he believes we should get some information from other destination areas to see what they are doing while we review our own ordinance.

Public Comment

Laura Hooker asked about the KOA motel sign and if it's been approved and it has.

Ceila Stephenson as why the signage at the storage unit is not Adirondack and allowed to be white. The board only has a size ordinance and perhaps we should add a design aspect to it.

Motion to adjourn made at 7:39pm by Jerry Bottcher, Second Bill Eaton— All in Favor

Minutes Submitted by
Mindy Goddeau

