

**Town of Wilmington
Zoning Board of Appeals
May 18, 2011**

Zoning Board Members present: Chairman, Jean Baker, Tom Hinman, Bob Girardin, Jerry Bottcher and Herb Crispell (voting member).

Public present: Steve Corvelli, Paul Gasparini, Jeannine Gasparani, Robert Guynup, Randy Preston, Alicia Armstrong, John Lafferty, Danielle LaVarnway, Tim Preston and Shirley Lawrence.

MEETING CALLED TO ORDER AT 7:05 P.M.

NEW BUSINESS

- 1. John Lafferty-Area Variance from the 10 foot side yard setback.**
 - *Property is located on Springfield Rd.
 - *John explained his plan to continue his side deck extending it 15 feet.
 - *The adjoining property owner is Doug Stewart.
 - *There is a row of trees along the property line and then lawn.
 - *The deck will be 110' from the river.
 - *He wishes to cover the deck with plastic to protect it.
 - *Public hearing was set for June 15th.**

- 2. Paul Gasparini-Site plan application to cut trees within the scenic travel corridor on Hardy Road.**
 - *Property is located at 78 Hardy Road (prior Lucy Ritchie residence).
 - *There is a total of six trees that need to be removed due to safety issues; the trees are dead or dying.
 - *Bob Guynup went over the Land Use Code as regards to "Land Use and Development; with the thought that a public hearing would be required.
 - *The board interpreted that this was a safety and maintenance issue.

- 3. Danielle LaVarnway-Conditional Use Application to continue the business At the Evening Hatch on Route 86.**
 - *Danielle is in the process of purchasing the Evening Hatch property and wishes to operate the same type of business that was previously located there; namely, a restaurant and sport shop and possibly a satellite store for bikes. She would like to eventually reopen the hotel.
 - *There are some water issues that would require diverting the water away from the building.
 - *She plans on serving three meals in the summer time; number of meals served in the winter would depend on the demand.
 - Public hearing was set for June 15th. She will need a consent letter from NBT because they are the owner of record.**

ANNOUNCEMENTS:

The board thanked Alicia Armstrong for her service as a member and Chairperson of the Zoning Board of Appeals.

APPROVAL OF MARCH 16, 2011 MINUTES:

*Motion to approve by Jerry Bottcher, seconded by Bob Girardin; carried unanimously.

ADJOURNMENT: Meeting adjourned at 7:35 p.m.