

Wilmington Zoning Board of Appeals
January 20, 2010
7 P.M.

Board members present: Alicia Armstrong, Tom Hinman, Jerry Bottcher, Bob Girardin and Jean Baker.

Public present: Bob Guynup, Steve Corvelli, John Lafferty, Bob Chester, Yvonne Farmer, Paul Wos, Larry Hegele, Al Armstrong, Sylvia Mustelier, Jean Cavallero, Harriet Adams, Ron & Barb Keegan, Bob Peters, Tina Preston, Kent Adams, Dick Sampson and guest, Peter & Mary Ann Yuro, Lisa Dyslin, Craig Sutliff, Kate Santerre, Al Armstrong, Tim Follos, Reporter and Shirley Lawrence.

PUBLIC HEARING-BOB CHESTER-FOX FARM RD-APPLICATION FOR A SETBACK VARIANCE

- *Public Hearing called to order at 7:01 p.m.
- *There were no questions from the public.
- *The driveway will be curved as previously discussed.
- *The house would be 132' from Fox Farm Road.
- *The septic will be in the front of the house.
- *There are no plans for a deck on the house.
- *The board received three letters responding to the mailing
 - *Richard Nagamine (KOA)-Would like the applicant to stay within the 150' setback.
 - *Mike Devlin-Is in favor of the application.
 - *Tony Nickinello-Would like the board to require screening from his property.
- *The project would start in the spring with estimated completion being within a year.
- *Public hearing closed at 7:08 p.m.
- ***Motion presented by Jerry Bottcher to approve the application as proposed; seconded by Tom Hinman; carried unanimously.**

REGULAR MEETING CALLED TO ORDER AT 7:09 p.m.

ACCEPTANCE OF MINUTES-DECEMBER 19, 2009 MEETING

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

NEW BUSINESS

***Application by Lighthouse Bakery for a Conditional Use Permit to operate business formerly called John's Grill at the Evening Hatch.**

- *Kate Santerre wishes to operate a bakery.
- *Jan Betters is the landlord.
- *Public hearing was set for February 17th @ 7 p.m.; location to be determined.
- *Kate may continue to operate her business until the public hearing.

OLD BUSINESS

Bowman Lane Development Update

- *The Board reviewed the AES 1/18/2010 update with Paul Wos.
- *Items 1,2,5,7 and 8 are Planning Board issues.
- *Items 3, 4 & 6 will be addressed by First Columbia.

- *At this time the board needs to determine if the application is complete.
- *Jerry Bottcher had Paul Wos review the location of the buildings and the setbacks with the board.
- *The SWMP will hand the run off.
- *There will be 2 parking spaces for each unit.
- *There are 3 different landscaping plans for the buildings.
- *Paul Wos volunteered to stay after the meeting to speak with anyone who has questions.
- *Jerry Bottcher suggested that the board walk to property.
- *Lisa Dyslin thought this was a good idea.
- *Ron Keegan stated that he had things he would like to talk about in regards to the development.
- *Larry Hegele noted that he had had no response from his letter to the boards. Alicia stated that the letter would be a part of the public hearing.
- *It was decided to have two board members walk the property with Paul Wos and anyone else that was interested. The time was set for 10 a.m. on February 2nd with an alternate date of February 9th at 10 a.m. The reporter will advertise in the paper and Steve Corvelli volunteered to post around town so residents will be aware of the walk.

***Motion was presented by Jerry Bottcher to consider the application by First Columbia to be a complete application, seconded by Tom Hinman; carried with 4 yes votes and 1 abstaining vote by Bob Girardin.**

***Public hearing was set for February 17th at Whitface if we can use the facility.**

Announcements

Zoning Ordinance Update.

- *Two hours were spent talking about signage.
- *The next meeting will be February 24th @ 1 p.m.

APA Local Government Day

- *Will be held March 23rd and 24th in Lake Placid.

*Alicia Armstrong distributed a Public Hearing Format for the Bowman Lane Project.

***Meeting adjourned at 8:10 pm upon a motion by Jerry Bottcher.**