

**Winhall Zoning Board of Adjustment**  
**“Meeting Minutes for Thursday, December 11, 2014”**

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**PRESENT:** Sandy Mackinnon, Fred Hartmann, Tom Maneggia, Cooky Glass, Lucia Wing, Secretary, Jerry Driscoll, Zoning Administrator

**MEMBERS OF THE PUBLIC:** Derrick Tienken (WPD), Johnna Gould (Londonderry Rescue), Stuart Underwood, Craig Panaresi (Stratton), Lucy & Darrell Sherburne (Grape Connection), Bill Haight (GMOL), Patrick Moyna (Birch Hill Co-op), David Brenner (Martello Brothers)

**SITE VISIT: HELICOPTER LANDING ZONE:**

A notice for a site visit at property owned by Stratton Corporation located on the Stratton Mt. Access Road below Birch Hill was duly noticed for Thursday, December 11, 2014 at 5:30 PM. The purpose of the Site Visit was to consider a Conditional Use Permit for a rescue facility consisting of an emergency helicopter landing zone in the residential district. As weather conditions were extreme, the ZBA and others individually visited the site consisting of a long drive and 1900 sq. ft. of landing area.

**SITE VISIT: GRAPE CONNECTION/GMOL:**

A notice for a site visit and public hearing was duly noticed for Thursday December 11, 2014. At 6:00 PM, the Zoning Board of Adjustment met at the Grape Connection, #38 VT Route 30 in the Village of Bondville. The purpose for the Site Visit was to consider a Conditional Use Permit for a second service and retail business- Green Mountain Orthotics Lab. Present for the Zoning Board of Adjustment were Sandy Mackinnon, Fred Hartmann, Tom Maneggia, and Cooky Glass; also present was Lucia Wing, Secretary and Jerry Driscoll, Zoning Administrator. Present for the applicant was Lucy Sherburne and Bill Haight. Members of the public included David Brenner who was leasing the adjacent property. At the site, the ZBA reviewed the space, approximately 192 sq. ft., dedicated to GMOL which included a boot fitting bench and separate area for grinding along with a display area for socks and related items; a wall dividing GMOL from the Grape Connection wine business (433 sq. ft.) had been constructed. The ZBA noted two doors for ingress and egress and reviewed the parking (7 spaces) adequate for the existing and proposed businesses. Previously a GMOL sign had been applied for and granted by the Zoning Administrator along with a permit for professional office space (permitted in the Village zone) on the second floor with (2) employees. A question at the site included State requirements for a handicap ramp; Sherburne stated she would look into those requirements. After further site review, the Zoning Board agreed to reconvene at the Town Hall for further discussion.

**APPROVAL OF PAST MEETING MINUTES:**

After review, the ZBA approved the meeting minutes of September 4, 2014 as presented; *motion by Hartmann; seconded by Maneggia; unanimous.*

**PUBLIC HEARING: GRAPE CONNECTION/GMOL CONTINUED:**

Mackinnon opened the public hearing at 6:15 PM at the Town Hall in Winhall. He stated the proposed use was permitted in the zone with a Conditional Use Permit from the ZBA. The Zoning Board re-reviewed the parking, traffic, and pedestrian conditions as well as egress and ingress; a discussion of State requirements followed. The ZBA pointed out their purpose was to review the criteria for a conditional use permit including area, density, frontage, setbacks, height, and any other general requirements for the zoning district in which the proposed use would be located. The ZBA determined the use would have no negative impact(s) on the surrounding area and conformed to the Performance Standards as outlined in the Winhall Zoning Regulations, Article IV, Section 415.3. The owner had a wastewater permit from the State as well as a Project Review Sheet stating the project was commercial

in nature and required no Act 250 permit. After further discussion, the Zoning Board of Adjustment approved the proposed use for a service and retail business as presented and authorized the Zoning Administrator to issue the permit; *motion by Glass; seconded by Hartmann; unanimous.*

**STRATTON: HELICOPTER LANDING ZONE:**

Craig Panaresi made the presentation for the applicant, Stratton Corporation. He explained Stratton owned a 367 acre site, part of it flat and cleared for previous sand and gravel storage. The area would always remain plowed and checked daily for emergency ingress, egress, and landing. Stratton and DHART had agreed the site would make a better emergency landing zone than the designated area behind the Sports Center and would be on the way to local hospitals. DHART then visited the site and stated “Pilots try to avoid low over-flight of buildings on any approach unless wind and/or obstacles require it. This landing zone provides few significant obstacles; the terrain actually favors avoiding homes.” The approach to the proposed landing zone would be due east thus avoiding flying over homes in nearby Highmeadow which addressed concerns stated by homeowners on Old Ridge Road, Renzo & Gertrude Adduci. Patrick Moyna, Board of Directors Birch Hill Apartment Corporation, responded with a letter to the ZBA stating the Corporation did not object to the proposed landing zone as long as it was used for medical emergency purposes only. Further Birch Hill reserved the right to object to any other or expanded use for non-emergency related helicopter flights. Panaresi commented there were approximately 4-6 emergency landings per year; no construction on site was proposed; no commercial flights would be allowed; no lighting was proposed; and DHART would come to Stratton to teach a helicopter ground safety course that would be open to local police, fire & rescue personnel along with local ambulance squads. In addition, the site would be available at all times and not impeded by resort parking. Johnna Gould, Londonderry ambulance and rescue squad, responded the proposed LZ was an improvement over the previous site and was closer to area hospitals. Derrick Tienken (WPD) and the Winhall Police Department were in favor of the proposed landing zone which would be closer to Winhall and could provide medical emergency access for residents in Winhall and others. After discussion, the Zoning Board of Adjustment approved Stratton Corporation’s application for an emergency landing zone in the residential district and further agreed the proposed LZ met the criteria for a Conditional Use Permit- Winhall Zoning Regulations, Article V, Section 503; *motion by Hartmann; seconded by Maneggia; unanimous.*

**MARTELLO BROTHERS: DISCUSSION:**

Next Dave Brenner (Martello Brothers Construction) came before the ZBA to talk about State safety and fire requirements. He explained the State had required him to make significant safety and fire improvements to the building he was leasing adjacent to the Grape Connection property. He expressed to the ZBA that all properties in the area should adhere to State codes. The ZBA agreed but stated they had no jurisdiction over State requirements but understood the importance of the matter.

As there was no other business, the hearing was adjourned at 7:25 PM; *motion by Hartmann; seconded by Glass; unanimous.*

Lucia Wing, Secretary,  
Winhall Board of Adjustment

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for the Board of Adjustment

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Date