

Town of Wallingford, VT  
Planning Commission (P.C.) Meeting Minutes  
March 12th, 2018 Town Hall, 75 School St.

**Members Present:** Erika Berner (Chair), Kevin Mullin, Jill Burkett, Justin Jankus (recorder)

**Member Absent:** Daniel Alcorn

**Others Present:** Elysa Smigieliski, Rutland Regional Planning Commission Consultant

E. Berner called the regularly scheduled Planning Commission Meeting to order at 7:04pm. and audio was electronically recorded.

**Review of Agenda & Minutes.**

E. Berner commented that there was no Draft available of the 2/12 minutes, and asked for a motion to table it for the next meeting. J. Burkett made the motion and K. Mullin seconded. All present voted "Aye". A motion to approve the February 28<sup>th</sup> minutes was made by K. Mullin, J. Jankus seconded. All present voted "Aye".

E. Berner addressed the public, introducing the commission, making note that Daniel Alcorn and Jeff Biasuzzi were not present at the meeting. E. Berner also made note that J. Jankus would be recording the meeting notes in J. Biasuzzi's stead. E. Berner recalled the Special Meeting held on 2/28/18 that dealt with the review of the adjustments and corrections brought forth by the public during the Planning Commission Meeting on 2/12/18.

E. Berner remarked that most of the changes had been accepted and re-introduced into the revised Town Plan, also that some of the images were to be changed, and the Word Clouds would be consolidated to a smaller portion of the pages. J. Jankus recalled adding a descriptor for the Word Cloud, so as to be better understood by the public. E. Berner mentioned that some captions needed to be changed and added.

E. Berner then opened up the meeting for comments from the public.

First public comment was from Bob Soule, who wanted to discuss changes he had submitted and express concerns that they were not included in the newest version of the plan. E. Berner remarked that she had dropped off the changes only on the past Wednesday, due to E. Smigieliski being on vacation, and so the changes had not been put into the revised plan yet, but were going to be added in after this meeting. B. Soule still had concerns that the process was being rushed. E. Berner reassured B. Soule that the process would take as long as it needed to take, but that it was important to get it done soon. E. Berner remarked that at most the town may not be able to apply for certain grants until the Town Plan was in place.

Debbie Scranton of the Wallingford Conservation Committee made the next public comment about a lack of information regarding Stone Meadow, and that the vision statement should be at the end. E. Berner remarked that the vision statement would be going to the front, and that language detailing more about Stone Meadow was present in the newly revised notes given to E. Smigieliski.

Jason Stone raised concerns about why there was so much urgency for the Town Plan to be put through so quickly. He also expressed worry about the Plan going out and being approved without proper public scrutiny or comment. E. Berner remarked that there was still time for public comment even after the P.C. had approved of the Town Plan, as it still has to go to the Selectboard and then to the town for a final vote. She remarked that at any point in the process, even after the town voted on it, as it then has to go to the state level that the Town Plan could be brought back for revisions. J. Stone also had concerns that notification for the previous Special Planning Commission was not well done. K. Mullin recalled that the P.C. followed every rule recalling the established laws concerning town meetings, and that the meeting had been warned in the required places.

Lisa Williams made a comment that she had given a list of over 600 email addresses to the town for people that wanted to stay informed. E. Berner remarked that she had never gotten that list.

E. Berner then asked for the review of the submitted changes to be discussed, page-by-page. Typos, photo captions, word clouds, and other adjustments were addressed and agreed upon by the commission. A main point of discussion was the wording of the Vision Statement to be changed from more boilerplate language to more colloquial, and for the Vision Statement to be moved to the front of the Plan.

Suggestions were submitted via E. Berner for J. Biasuzzi and were discussed.

Joyce Barbierri introduced changes she had given to the P.C. at the 2/12/18 meeting.

Language for addressing the implementation of industrial solar was discussed, k. Mullin asserted that language should be specific, and E. Smigieliski agreed to put more assertive language regarding industrial Solar in the land use section of the Plan.

E. Berner opened the floor for more comments, none were brought forth and E. Berner asked for a motion to close the public comments section of the meeting. J. Burkett made the motion to end the public hearing and K. Mullin seconded, all approved.

E. Berner set the date of the next P.C. meeting for April 9<sup>th</sup>.

J. Stone asked if there would be further meetings before the plan was sent to the Selectboard, K. Mullin remarked that the only further meetings would be at the Selectboard Hearings. E. Smigieliski mentioned that the Selectboard would need to warn 30 days in advance before bringing the Town Plan to a vote. E. Smigieliski also remarked that the P.C. was following the statute required by the state for new Town Plans. J. Stone remarked that his concerns expressed at the meeting were addressed and thanked the P.C.

E. Berner called for a motion to adjourn the meeting, J. Burkett made the motion, K. Mullin seconded, all approved.

Meeting concluded at 9:09pm

Respectfully Submitted by Justin Jankus

Approved: June 14, 2018