

**DRAFT**  
**Town of Wallingford**  
Planning Commission (P.C.) Meeting Minutes  
March 14, 2016

**Members Present:** Erika Berner (Chair), J. Biasuzzi, CarolAnn Martin, Jill Burkett

**Others Present:** Ed. Bove (RRPC), Tom Wheeler

Meeting was called to order by E. Berner at 7:08 p.m. and was electronically recorded.

The minutes of February 8, 2016 were reviewed. CA Martin made the **Motion** to approve, J. Biasuzzi seconded, all voted in favor. Motion carried & Minutes were approved.

Chairperson Berner asked to adjust the Agenda to receive Public Input first. T. Wheeler asked for an update on the issue of the Industrial Zoning District in S. Wallingford. J. Biasuzzi reported having just received a reply from an attorney at VLCT; who recommended that the Select Board hire a Town Attorney for a legal opinion. J. Biasuzzi to arrange this matter be scheduled for a Select Board meeting; requesting funding for the legal work. Ed Bove felt that the last update of the Zoning Ordinance (2015), if adopted per statute, would be effective, and replace any past zoning inconsistencies.

Ed Bove opened discussion on updating Wallingford's Town Plan. His opinion was that the existing plan was well written; and the update would mostly need to add language to satisfy VT's new Planning requirements. These would focus on:

1. Act 59, and Downtown District Designation for all three Villages in the Town.
2. Flood resiliency
3. Act 239; siting & screening standards; for solar, wind, quarry and other (commercial) projects.

E. Bove outlined the adoption process, and noted that there were a variety of consultant sources available (including RRPC). He also suggested researching model language available through VLCT.

J. Biasuzzi recommended that the Plan be more specific in describing topics in the Plan (example: naming special sites for protection vs. general reference to ridgelines).

A brief discussion on available Grants included research funding for Town Plan consulting & legal review, and a traffic study for additional X-walks.

The next meeting of the Planning Commission was set for Monday, April 11<sup>th</sup> at 7:00 pm.

J. Biasuzzi made a **Motion** to close the Meeting. J. Burkett seconded.. All approved, and the Meeting adjourned at 8:15 pm.

Respectfully submitted by: J. M. Biasuzzi, recorder

Approved \_\_\_\_\_