

Approved (w/ corrections)

Town of Wallingford, VT

Planning Commission (P.C.) Meeting Minutes

November 13, 2018 Town Offices, 75 School St.

Members Present: Erika Berner (Chair), Kevin Mullin, Jill Burkett, Justin Jankus, Dan Alcorn

Others Present: J. Biasuzzi (serving as ZA & recorder), Lisa & Rowan Williams, Jason Stone

The Meeting was called to order by E. Berner at 7:05 p.m. and audio was electronically recorded.

Review of Agenda & Minutes

E. Berner requested a Motion to accept the draft Meeting Agenda. K. Mullin so Moved to accept the Agenda. D. Alcorn seconded the Motion, all approved and Motion passed.

E. Berner then requested a Motion to accept the draft of Meeting Minutes of October 8, 2018. K. Mullin moved to accept the draft Minutes, J. Jankus seconded, E. Berner and J. Biasuzzi (who served as an alternate in that Meeting) approved, and Motion passed. D. Alcorn and J. Burkett had been absent, and abstained.

Updates to Zoning Regulations

E. Berner distributed copies of the existing Zoning Regulations (in 12 point type font). J. Biasuzzi suggested updating the type font and Article II (Definitions) to include current issues (examples: tiny houses, micro-breweries; wood processing) and the Industrial Zoning Districts (especially in South Wallingford). K. Mullen asked how the Zoning borders were established. J. Biasuzzi explained that past narrative District descriptions did not match the official Zoning Map, and that boundaries often were set by elevation and not ownership boundaries. The 2015 updated Regulations tried to adjust this, using ownership boundaries as Zoning District lines. This did not resolve the decades old controversy of industrial zoning in S. Wallingford, however. J. Biasuzzi noted that the Commission had recently discussed forming an advisory sub-committee to contact and discuss with S. Wallingford property owners, where an updated Industrial Zoning Boundary can be established. K. Mullen agreed to contact S. Wallingford owners, and try to create this advisory sub-committee (this will likely require Select Board approval).

To facilitate updating other parts of the Zoning Regulation, PC Members were assigned specific sections to review and critique before the next Meeting. All suggestions were to be submitted to E. Berner, for compilation, with J. Jankus's assistance, into a *Draft Revised Zoning Regulation*, as follows:

1. K. Mullin will address the **revision of Industrial Zoning Districts** (Art. III)
2. D. Alcorn will review **General Regulations** (Art. IV)
3. J. Burkett will review **Sign** rules (Art. X) and Mobile Home Parks (Art. VII).
4. J. Jankus and will review the **Uses** section of **Specific District Regulations** (Art. VI), suggesting updates to Permitted, Conditional, or Prohibited Uses.
5. J. Biasuzzi and J. Burkett will review and correct the **Dimensional Requirements** and setbacks (Art. V) for each specific zoning district.
6. J. Biasuzzi will compile revisions to **Definitions** (Art. II)

Better Connections Grant:

The goals for his recently opened planning grant opportunity are to improve "connectivity" within a community. Introduction webinar is required before 12/31; and applications are due by 1/31/2019.

K. Mullin proposed installation of an Electric Vehicle Charging Station, and central Main Village locations were discussed. These included the Meadow St. Park & Ride, north end of the Fire Station parking area, a portion of the Green Mountain Power substation property off of Maple St. (by Family Dollar), and possibly some of the Library grounds. J. Biasuzzi suggested applying for a Bus Shelter, perhaps sited on a portion of the RT 7 Library-owned frontage.

K. Mullin made a Motion to move forward with research on a grant project, present to the Select Board for its endorsement; and submit to VT by the Jan. 2019 deadline. J. Jankus seconded the Motion all approved, and Motion passed.

River Corridor Regulation:

Following discussion, the consensus was to defer any decision until research could be presented on the costs versus benefits to the Town; input from property owners impacted; and experiences from other Towns that have adopted River Corridor regulation.

Public Input:

Members of the Public in attendance were there to collect information for a school report on local government.

Schedule for next Meeting and Adjournment:

The next Meeting of the PC was set for 7:00 pm TUESDAY, December 11, 2018, at Town Office.

E. Berner requested a Motion to close the Meeting. J. Jankus made a Motion to conclude the Meeting, J. Burkett seconded, all approved, and the Meeting adjourned at 8:15 pm.

Respectfully submitted by: Jeffrey Biasuzzi

Approved w/ corrections 12/11/2018