

Town of Wallingford
Planning Commission (P.C.) Minutes
Meeting Date: Jan. 11, 2016

Meeting was called to order by E. Berner at 7:15 p.m. and was not electronically recorded.

Members Present: Erika Berner (Chair), J. Biasuzzi, Carol Ann Martin, Jill Burkett

Members absent: Nathan Astin,

Others Present: See Attendance List

The minutes of Dec. 8, 2015 were reviewed. J. Burkett made the Motion to approve, J. Biasuzzi seconded, all voted in favor. Motion carried & Minutes were approved.

E. Berner opened with update on ACCD/VTRANS sponsored "Strong Communities, Better Connections Grant". She relayed grant requirement information from the Grant Administrator. J. Biasuzzi relayed information from VT Agency of Transportation. (AOT). This Grant could provide funding to establish new crosswalks on Main & School Streets, remark existing crosswalks; & a Village Bus stop Shelter. AOT would not give permission for work in the Highway right-of-way (new crosswalks) without a traffic study or unless the Town took over maintenance of Rt.7. This requirement would take more time than this Grant would provide for, and (after updating the Select Board on the situation) the Chairperson decided not to submit an application. E. Berner was to contact VT about a Grant (application deadline March, 2016) which could fund the traffic study.

Joyce Barbieri initiated the discussion on her belief the updated Zoning Ordinance (adopted Sept. 2015) incorrectly expanded the Industrial District, specifically in South Wallingford. She & others in attendance expressed surprise and concern the Industrial Zone now showed the ownership boundaries as Zoning District limits.

J. Biasuzzi described how past versions of the Zoning Ordinances had conflicts between the narrative descriptions and the zoning map. Further, language in the 1972, 1989, and 2009 updates to the ordinance revisions identified the Industrial Zone by corporate ownership, without limiting the area to 1971 acreages. The PC believed that the additions to the corporate ownership over time were addressed in the past revisions to the Ordinance. This was further evidenced by a Zoning Map that had been displayed in the Town Office since 1998, depicting the Industrial Zoning Districts to include the majority of the S. Wallingford quarry company ownerships. The most recent Ordinance update did away with the conflicting narrative language, and (now) generally followed ownership boundaries (versus elevations or distances from a roadway).

Several residents asked why they had not been informed of the Zoning District change. J. Biasuzzi responded the work on the updated Zoning had been a yearlong process, with Meeting minutes posted, regular articles in the Wallingford News, and two warned Public Hearings.

J. Barbieri asked the PC to review a collection of deeds and permits that outlined the history of the S. Wallingford quarry; which were in the Town Clerk's Office. J. Biasuzzi also offered to forward the issue to the VT League of Towns & Cities for its legal opinion on the past revision process. He also asked attendees to send the ZA further suggestions.

Review of format for the addition of Screening Requirements to Zoning for future Commercial projects; including Ground-Mounted Solar facilities, Telecommunication Towers, and Quarries or Pits was postponed to the next PC meeting.

The next Planning Commission meeting was set for February 8, 2016 at 7:00 pm.

J. Burkett made the **Motion** to adjourn the meeting, C.A. Martin seconded, all approved, and the meeting concluded at 8:45 p.m.

Respectfully submitted,

Jeff Biasuzzi, Zoning Administrator/Recorder

Approved: 02/08/16