

DRAFT

Town of Wallingford, VT

Planning Commission (P.C.) Meeting Minutes

June 14, 2018 Town Offices, 75 School St.

Members Present: Erika Berner (Chair), Kevin Mullin, Jill Burkett,

Member Absent: Daniel Alcorn, Justin Jankus,

Others Present: J. Biasuzzi (serving as ZA & recorder), Lisa Williams, Lynn Edmunds, Judy Edmunds, Joyce Barbieri, Michael McMahon, John Armstrong

The Meeting was called to order by E. Berner at 7:03 p.m. and audio was digitally (partially) recorded. Until J. Burkett arrived, J. Biasuzzi served as an alternate Member, to compose a quorum.

Approval of Agenda: E. Berner asked review of past Minutes be deferred until later in the Meeting. J. Biasuzzi Moved to approve the Agenda with the approval of Minutes to follow discussion on Wallingford Solar LLC. K. Mullin seconded, all approved and Motion passed.

Discussion on proposed Solar Farm: The Wallingford Energy Committee submitted a letter, addressed to the RRPC, in support of the Wallingford Solar LLC proposal for a 2.2 MW generation facility on the eastern portion of the Pike Industries property on Creek Road.

J. Biasuzzi expressed concern that the Pike Industries property received a 2017 subdivision permit that was conditioned on a permanent Right of Way to run from Creek Road to the western 86+/- acres, and this may go through the solar project. J. Barbieri recalled that there was another ROW off Elm Street extension.

J. Biasuzzi recommended that the Town notify the Public Utility Commission by the 45 day deadline, of its intention to be an Interested Party to any review process. He also suggested the Developer be invited to present to the Select Board project information.

Review of Minutes:

K. Mullin Moved to approve Minutes of 4/9/2018, with spelling correction. J. Burkett seconded, all approved and Motion passed. The May meeting was cancelled for lack of a Quorum.

J. Burkett Moved to approve Minutes of 3/12/2018. K. Mullin seconded, all approved and Motion passed.

K. Mullin Moved to approve Minutes of 2/28/2018, with spelling correction. J. Burkett seconded, all approved and Motion passed.

K. Mullin Moved to approve Minutes of 2/12/2018, with sentence correction. J. Burkett seconded, all approved and Motion passed.

It was noted that the 1/8/2018 Minutes had been approved in the 2/12/2018 Meeting. The review of any 2017 not yet approved would be addressed at the next PC meeting.

Zoning Regulation Updates: J. Barbieri noted that the proposed Zoning maps have errors in describing the Industrial Zoning District on Creek Rd. and sections of the Industrial Zone were missing on the Town Plan maps.

Town Plan Update E. Bernier reported that the Rutland Regional Planning Commission (RRPC) was scheduled to vote for approval of the proposed Town Plan on 6/26/18. The Town Planning Commission has no further input at this time.

Public Comments: Along with the errors in the Town Plan Maps, a several other issues were discussed for E. Bernier to relay to the RRPC.

Adjournment: Discussion of the summer schedule determined that several members would be unavailable. The next regular Meeting of the PC was set for **7:00 pm Monday September 10, 2018**, at Town Office..

E. Bernier requested a motion to close the Meeting. K. Mullin made a Motion to conclude the Meeting, J. Burkett seconded, all approved and the Meeting adjourned at 7:47 pm.

Respectfully submitted by: Jeffrey Biasuzzi

Approved _____