

Wallingford VT Planning Commission (PC) Meeting Minutes
Monday, August 14, 2017 at Town Offices, 75 School St. Wallingford Village

Members in Attendance: Erick Berner (Chair), Jill Burkett, Michael McMahon, Justin Jankus, J. Biasuzzi (Alternate member & recorder). **Members Absent:** Kevin Mullin; Ralph Iovino, Carol Ann Martin

Also present: Elysia Smigielski, Rutland Regional Planning Commission (RRPC), consultant/Planner.

The Meeting was called to Order by E. Berner at 7:08 pm and audio was digitally recorded.

E. Berner asked for a MOTION to approve the Minutes of 5/17/17. M. McMahon MOVED to approve the Minutes, J. Burkett seconded. All but new member J. Jankus (who was not at that meeting, and abstained) approved & passed the Motion.

E. Berner introduced new member Justin Jankus to the Board Members & welcomed his participation.

Elysia S. reported on progress on the Draft Town Plan, distributing initial (paper) versions to those in attendance (email versions had already been sent to PC Members). This was a result of collating the Spring Opinion Survey responses, and input from the June Town Forum Meeting. The Plan was still missing language in required sections of the Plan, as information on certain criteria (example: Energy) was waiting on specific input from Town Committees. Additional text was forthcoming; the proposed text is to be edited. The minimum three required Maps have yet to be prepared (Natural Resources; Future Land Use; Community/Transportation Facilities), and photos for the final Plan selected. PC members are to review the Draft plan and send in their individual input (to ESmigielski@rutlandrpc.org (please copy to Zoning@Wallingfordvt.com) before the end August, if at all possible.

J. Biasuzzi suggested soliciting the Town residents for their photos, perhaps in the form of a local contest. J. Jankus (an experienced photographer) offered to promote this idea and draft a request for submissions in the "Wallingford News" (input requested by 8/22) and Front Porch Forum.

The Energy Criteria was further discussed. Elysia S. stated that the Town had not yet provided the RRPC direction on adopting "Substantial Deference" in their Plan. Acceptable sites for alternative energy generation facilities had yet to be finalized. The Energy Commission has been on a "summer hiatus"; but E. Berner offered to discuss this with Committee's Chairperson in advance of the September PC meeting.

M. McMahon asked about addressing the Industrial Zoning District boundaries in the Plan. The revised Industrial Zoning Districts could then be accurately depicted in the Future Lands Use Map in the Plan. J. Biasuzzi stated that he could not find the 1972 zoning maps and that therefore the physical boundaries of the original industrial Zoning District could not be reliably remapped on any revised Zoning Map. The PC did not have reliable maps or descriptions of the original (1972) Industrial Zoning Districts. M. McMahon disagreed with this, and referred to past maps from 1972 that he had previously presented to the PC. E. Berner asked if the PC needed to contact property owners that would be affected. J. Biasuzzi stated that the Statutory Notice (Warning) was all that was required but that the PC could have an impromptu meeting with them if it wanted to. M. McMahon asked the question of how a property owner would change a zoning district designation. E. Berner stated that a property owner needs to come in, talk to the PC and officially request the change. Then the PC could make the change if the PC approved the request. M. McMahon asked where the change procedure is written so that all property owners can find the language. E. Smigielski stated that it is found in State Statute Act 24 Chapter 117. E. Berner asked M. McMahon to get with the people in South Wallingford who presented the petition, show them the map, draw the revised Industrial Districts on the map, and present it at the next PC meeting. M. McMahon agreed.

Elysia Smigielski then discussed the VT Emergency Relief Assistance Fund (ERAF) which deals with identifying and preparing to minimize natural disaster damage. Flood Resiliency is a major component of the program. Towns that work to improve their roads against storm damage, and to restrict development in certain expanded flood sensitive areas benefit from increases in VT & Federal cost sharing to repair such damage. The potential cost savings to a complying Town, in the event of a natural disaster, is significant. It may also require, however, phasing in new zoning restrictions on land use or development, and increases in town budgets for required road upgrades.

E. Berner next entertained open public input. J. Biasuzzi announced the dates for the next State Government Municipal Day events; and asked if any PC Members were interested in attending. The main event in Montpelier is on Friday 9/15; and a smaller local session is offered in Rutland on Friday 9/22. For PC Members interested in attending, J. Biasuzzi would request Select Board funding for the Tuition & Transportation; as well as arrange a car pool. M. McMahon and E. Berner would like to attend the 9/11/17 Montpelier meeting, providing a car pool could be arranged.

J. Biasuzzi discussed the issue of regular PC Members attending the scheduled meetings. Presently, a seven member Board needs at least four members to attend to be a quorum. If reduced to a five member Board, three members satisfy the quorum requirement. This summer, a couple of Members have identified a travel schedule that prohibits their participation. The PC looks forward to their return soon. Other Members

have not participated, and have been just absent without explanation or communication to the Board. J. Biasuzzi requested the Chair send letters of inquiry to these members, asking them to decide IF regular Meeting attendance and Panel effort does not work into their schedule, to submit a letter of resignation to the Town Select Board.

The PC scheduled the next regular Meeting to be on Monday, September 11, 2017 at 7:00 pm at Town Office.

M. McMahon entered a MOTION to close the Meeting. J. Jankus seconded, all approved and the Meeting Adjourned at 8:35 pm (est).

Respectfully submitted by:

Jeffrey Biasuzzi, recorder, 8/19/2017

Approved: 10/10/2017