

Town of Wallingford, VT
Planning Commission (PC) Meeting Minutes
September 11, 2017
Town Office, 75 School St.

Members Present: Erika Berner (Chair), Jill Burkett, Kevin Mullin, Justin Jankus, and Michael McMahon (Acting Clerk). Members Absent: Ralph Lovino, Jeffrey Biasuzzi, Zoning Administrator (Alternate), Carol Ann Martin

Others Present: Elysa Smigielski (Planner, Rutland Regional Planning Commission (RRPC))

Meeting was called to order at 7:05 pm and the audio was digitally recorded.

Agenda Amendments Additions/Deletions: None

Review of Minutes: M. McMahon requested that a section of the 14 August minutes be revised to provide a more complete explanation of the material being discussed, and provided an updated section to each PC member (see Attachment 1). J. Jankus made a motion to delay the approval of the Minutes of the Planning Committee on August 14, 2017 until the October 2017 meeting when J. Biasuzzi would be present. The motion was seconded by J. Burkett. The motion carried (5-0).

Discussion of Town Plan:

Review of the second draft Town Plan: E. Smigielski started her review with the Table of Contents and how it's broken up into three major parts: The Community, The Land and Facilities, and Infrastructure. Each major part has various subparts. She asked if the layout of the major parts and subparts made were acceptable to the PC members. After a short discussion, members agreed with her design. She also stated that the table of content meets the 12 required elements as specified in the 2017 States Planning Manual.

She next turned to the Cultural Resources section where she wants to include cultural activities happening in the town. A list of activities was provided by PC members that included but were not limited to the following: Lobster Fest, Memorial Day Parade, Green- up Day, Bike Maintenance Day, Fish Derby, etc. M. McMahon suggested that we may want to add the Wallingford Historic District Map to the Town Plan so people can see how many of the building in Wallingford are considered historic.

E. Smigielski asked if the town had any State or Federal Forest Blocks besides Green Mountain Forest. PC members did not think the town had any but said she should ask J. Biasuzzi.

Throughout the review, PC members and E. Smigielski pointed out corrections and expansions that needed to be addressed. For example: Hubbardton is still mentioned in the document; Little Red School House in South Wallingford is no long a Youth Center

and is now privately owned; various pages had map references but no maps. E. Smigielski (RRPC) handed out copies of the Town/City/Village Flood Hazard Regulations. This regulation is not to be used to update the Town's Zoning Regulations but will be referenced in Zoning Regulations updates; the zoning district description needs to match the 2015 Zoning Regulations; the wording of what structures are allowed to be built in Historic Districts needs to be reviewed to see that they fit with the 2015 Zoning Regulations; the crime section need will to be modified to give a perspective on the limited nature of crimes and not a laundry list of crimes committed; the Facility Map was corrected and enhanced with new facilities; the government section will add the Town Clerk and the town Constable; etc.

M. McMahon asked why we allow housing in Industrial zones. Housing in Industrial zones seems to be counterintuitive to the nature of the zone. K. Mullins stated that people who work in Industrial zones should be allowed to live in them, so they can be close to work. A short discussion followed by PC members and the subject was dropped.

Finally, the third draft of the Town Plan will be available for PC members in PDF, Word with track changes, and paper copies. It will be available between September 22 and September 24. **The PC is planning a public special meeting/workshop to review draft 3 at E. Berner's house (65 South Main St) at 6:00 PM on September 26, 2017.**

Review of Future Land Use Maps: M. McMahon provided PC members maps of the proposed changes to the Industrial Districts on the Town Zoning Map, and stated that he did talk to the people who submitted the change petition and all agreed with the proposed changes. He also talked to the Wallingford Selectboard about their directions from the May 15, 2017 Selectboard meeting. All of the Selectboard members agreed that the proposed changes were consistent with their intent. M. McMahon then reviewed the four proposed changes as follows:

Area 1 Pike Industries property designation would be converted back to Forest and Recreational and/or Agricultural and Rural Residential based on the 1972 Zoning Maps.

Area 2 OMYA and Cornwell properties designation would be converted back to Forest and Recreational.

Area 3 White Property, the entire parcel, would be made Industrial.

Area 4 Shelburne Limestone properties: the original 1972 quarry would be designated as Industrial; all other lands would be designated Agricultural and Rural Residential.

PC members discussed the proposal. E. Berner pointed out that the majority of the lands in question are subject to Act 250. Any development of those lands would have to go through Act 250 procedures. Also, property owners can submit a request to the PC to change Zoning District designations if circumstances change.

K Mullins moved to accept the proposed changes to the Industrial Districts. J. Jankus seconded the motion. The motion was approved by all (5-0).

Public Input: No input was received.

Other Business: J. Burkett asked about the status of the letters to Ralph Lovino and Carol Ann Martin concerning their interest in maintaining their membership on the Planning Commission. E. Berner said she has not sent them but they would go out this month.

The next regular meeting of the Planning Commission was scheduled for October 10, 2017 at 6:00 pm at the Town Office. (Note: This is a change in date and time from the published calendar.)

K Mullins moved to end the meeting. J. Jankus seconded, all approved and the meeting adjourned at 8: 50 pm.

Respectfully submitted:

Michael McMahon, acting clerk

Approved: 10/10/2017