

APPROVED w/ CORRECTIONS
~~DRAFT~~

Town of Wallingford, VT

Planning Commission (P.C.) Meeting Minutes

December 11, 2018 Town Offices, 75 School St. Wallingford Village

Members Present: Erika Berner (arriving late), Justin Jankus, Jill Burkett, Daniel Alcorn

Member Absent: Kevin Mullin **Others Present:** J. Biasuzzi (serving as Alternate & recorder), John Armstrong

The Meeting was called to order by D. Alcorn at 7:10 p.m. and audio was electronically recorded.

Review of Agenda

There was no discussion of the draft agenda.

Review of November 13, 2018 Meeting Minutes

D. Alcorn asked for Motion to approve the Meeting Minutes of 11/13/2018.

J. Jankus noted the following corrections to "Updates to Zoning Regulations" specifically:

Item 3: J. Burkett was also to review Article VII (Mobile Home Parks)

Item 4: J. Jankus was to review Article VI (Administration & Enforcement)

E. Berner noted her name was misspelled in the "Schedule for Next Meeting"

J. Burkett Moved to accept the Minutes of 11/13/18 with corrections noted. J. Jankus seconded; all approved and Motion passed.

Discussion/Updates

J. Biasuzzi submitted written drafts of proposed corrections to Article V (Specific District Regulations), focusing on setback language. For the Members not on the PC in 2015, he explained that the intention of the PC at that time was to leave the Forest-Recreation and Ag-Rural Residential Zoning District setbacks as they were in the past; but change the other zoning district's setbacks to allow for more intensive use of those properties. Unfortunately, a number of typographical errors were not caught or corrected in the final draft of the 2015 Regulations, leading to confusion in applying the setbacks since. This was one of the objectives to be accomplished in the current Zoning Regulation updates.

Discussion followed on Article V, especially on the maximum height permitted for a wing generation facility. J. Armstrong (Energy Committee member) suggested 100 (vertical) feet would be better for smaller wind mills; measured from the ground to the hub connected to the blades. This recommendation was noted in the draft revision.

J. Biasuzzi asked J. Burkett to review the prescribed Sign dimensions for each district. He also informed the Members that he had a compilation of Definitions from other Towns, which he would email to PC members. He asked members to select from this collection, and recommend additions and clarifications to the current Article II (Definitions).

J. Armstrong then reported on the Energy Committee's efforts over the past two years, on drafting an Enhanced Energy Plan for the Town. If accepted by the Regional Planning Commission and VT Department of Economics, Housing & Community Development, and adopted in the Town Plan, Wallingford's input on future Act 248 energy project applications would be granted "Substantial Deference" by the Public Utility Commission. Mr. Armstrong noted that any document should include technical detail, but at a level that residents can understand and be willing to accept. He also noted that a comprehensive Energy Plan would start to address the state's energy quotas. Currently, the Troy Minerals facility, and (if approved and installed) the Wallingford Solar LLC project planned for the former Pike Industries site on Creek Road would satisfy VT's objective for Wallingford through 2025.

J. Armstrong suggested a Public Information Meeting be scheduled, to discuss the Town's Energy Plan, prior to submitting it to the Rutland Regional Planning Commission. He hoped that the Energy Committee would have a final draft ready by Spring 2019.

Public Input

No other members of the Public were in attendance.

Other Business

The next meeting of the P.C. will be on Monday 1/14/2019, at 7:00pm at Town Offices,

Adjournment

D. Alcorn MOVED to adjourn the Meeting, J. Burkett seconded, all approved and the meeting ended at 9:05 pm.

Respectfully submitted by J.M. Biasuzzi

Approved w/CORRECTIONS 1/14/2019