

Town of Wallingford
Planning Commission (P.C.) Minutes
Meeting Date: March 9, 2015

Meeting was called to order by A. Tiplady at 7:10 p.m. and was digitally recorded.

P.C. Members Present: Ann Tiplady (Chair), Jill Burkett, Jeff Biasuzzi

P.C. Members Absent: Derek Farmer, Nathan Astin

Others Present: Bruce Dobbins

New Business: none

Old Business:

The minutes of the January 12, 2015 Planning Commission meeting were reviewed. A. Tiplady motioned to accept as written, Jill Burket seconded, all approved & motion carried.

Ann Tiplady submitted her recent research on Wallingford parcel size, in the AgRR and Forest zoning districts. Her concern was that minimum areas as small as one acre contributed to fragmentation of rural areas, and suggested zoning be amended to reduce minimum lot size to state mandated one-eighth acre & minimum width of 40 feet. Discussions included issues of adequate area for on-site water supply and wastewater septic systems in a rural setting.

J. Biasuzzi introduced Bruce Dobbins as a recent purchaser of the historic Masonic Lodge on Rt. 7. Mr. Dobbins described his plans for this structure, and his background and interest in planning.

Discussion was then directed to a variety of ideas to improve Village streetscapes, encourage business, and enhance visitor experiences. A. Tiplady suggested research into removing VT state maintenance from Village section of US Rt. 7, and having Local control address traffic speeds, road signage, new cross walks, and other aesthetic or safety improvements. A. Tiplady suggested reducing minimum lot sizes in the R15000 and Multiple Residential zoning districts could encourage new subdivision & additional development within the Village. This could then add to Village population & support the local busnisses.

B. Dobbins felt that other issues that instilled a “Sense of Community” are also important to the Town, and a viable Village social and business climate (example: reinstating a Neighborhood Watch program).

A new meeting day was discussed, to accommodate PC members new schedules. The April meeting date is to established by 4/2/15. A. Tiplady moved to adjourn, J. Burkett 2nd, all approved, and the meeting concluded at 9:30 p.m.

Respectfully submitted,

Jeff Biasuzzi, Zoning Administrator/Recorder

Approved: _____

