

Town of Wallingford

Planning Commission (P.C.) Minutes

Meeting Date: November 10, 2014

Meeting was called to order by A. Tiplady at 7:12 p.m. and was not digitally recorded.

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

Others Present: Ed Bove (Director) and Steve Schild (GIS Mgr.); Rutland Regional Planning Commission

New Business: none on agenda

Old Business: The minutes of the October 13, 2014 were reviewed. A. Tiplady motioned to accept, N. Astin 2nd; all approved.

Ed Bove presented a series of zoning maps, revised to represent specific areas that do not coincide with narrative descriptions in the existing rules vs. adopted maps. With the assistance of S. Schild, who had identified conflicts & developed the maps, the P.C. reviewed suggested reconciliations. In general, the suggestions intended to eliminate conflicting zoning descriptions, and make minor adjustments to zoning district boundaries (so to assist in their location by following physical or ownership lines). In Summary:

Map 1 (which focused on the West Hill area). The consensus was to keep the traditional boundaries. If necessary, the Zoning Administrator permitted to interpret zoning district lines on future applications, in accordance with rules.

Map 2 (focus on the RT. 140 E, Sugar Hill Rd. & Wt. Rocks Picnic Rd. area); no change suggested. ALSO shown is an area on the southern end of Elfin Lake; with the suggestion to adjust the zoning boundaries along edge of stream (physical feature) or property boundary. Only three properties appeared impacted by this adjustment, and all resulted in less restrictive zoning.

Map 3 (focus on the Sugar Hill, Centerville, & Chapin Rd. area). The suggestion was to keep the mapped zoning boundaries as is, and correct or eliminate the present but conflicting narrative description.

Map 4 outlined south end of Elfin Lk. (see Map 2). ALSO, the former Wickham industrial property on Creek Rd. is shown; and suggestion was to adjust the industrial zoning boundary to follow along the industrial ownership boundary.

Map 5 (focus on South Wallingford area). Recommendation was to have the zoning boundaries adjusted to follow the present ownership boundaries of the two industrial properties identified. This impacted a minimum of ownerships between West Hill Rd. & Rt. 7

Map 6 (focus on East Wallingford Village). The revised map added the Rail Road corridor detail (which may be considered industrial ?).

Ed Bove requested a revised date for he next P.C. meeting, to be scheduled for 7:00 p.m., December 15, 2014. A. Tiplady was to confer with other P.C. members & confirm.

N. Astin made a motion to close the meeting, J. Biasuzzi 2nd, all approved and the meeting adjourned at 9:20 p.m.

Respectfully submitted,

Jeff Biasuzzi, Zoning Administrator/Recorder

Approved: _____