

Town of Wallingford
Planning Commission (P.C.) Minutes
Meeting Date: August 11, 2014

Meeting started at 7:00 p.m. and was not electronically recorded.

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

Others Present: Jeff Biasuzzi (Recorder), Ed Bove (Sr. Planner for Rutland Region Planning Commission)

As a quorum of P.C. members was not present, official business could not be conducted.

Ann Tiplady opened discussions with references to Middlebury's zoning rules. These include introduction of and intent for each zoning district.

Ed Bove submitted copies of a zoning use "Chart" format (from 2007 draft zoning proposal for Wallingford) as an alternative to present narrative descriptions. He also provided an outline of present zoning with suggested edits and corrections.

Jeff Biasuzzi presented draft minutes of July 14, 2014, which reiterated the organization of a zoning district information into a complete "Chapter" format. The consensus was this format was easier to use than a "Chart of Uses."

P.C. members favored the following revisions:

In FR (Forest and Recreational) Areas:

1. Energy generation over 15KW (per facility or complex) is not permitted
2. Communication and any wind generation facility to have a maximum height of 75'
3. Screening or camouflage design to minimize visual impact
4. Building height maximum; three stories (a walk-out foundation, if finished to living area, would be considered one story) or a maximum of 38', whichever is less?

In ARR (Agricultural Rural Residential) Areas:

1. Energy generation facilities are a conditional use. Maximum height is 75'. These rules apply in all zoning districts, except industrial.

2. Residential setbacks to be:

Front: 50'
Rear: 50'
Sides: 30'
Maximum Coverage: 20%

*Maximum number accessory buildings 3, except for garage, accessory building to be to rear of principal building or use. Maximum heights: Residential structure 38'.

In R15 (Residential 15000) Areas:

1. Lot frontage 100' (residential use)\
2. Residential setbacks to be:

Front: 10'
Rear: 10'
Sides: 10'
Maximum Coverage: 50%
Maximum Height: 38'

Further review of sign rules from Mendon, Castleton, and Shaftsbury were to be "homework" in preparation for next P.C. meeting, scheduled for 7:00 a.m., September 8, 2014.

Also to discuss was: definition of agricultural buildings and owner requirements to qualify for AG building exemptions, livestock, and poultry in Village locations.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Jeffrey M. Biasuzzi
Zoning Administrator

DRAFT