

Town of Wallingford, VT
Planning Commission (P.C.) Meeting Minutes
January 15, 2020 Town Offices, 75 School St.

Members Present: Erika Berner (Chair), Tony Masuck, ,

Members Absent: Jill Burkett, Kevin Mullin, William Brooks III

Others Present: J. Biasuzzi (Zoning Administrator, Recorder and Alternate PC Member);
John Ryan, Ken Welch, Doug Blodgett

The Meeting was called to order by E. Berner at 7:06 p.m. and audio was electronically recorded. Jeffrey Biasuzzi served as a participating member in order to have a quorum.

Review of Agenda

E. Berner requested any changes to the draft Meeting Agenda. J. Biasuzzi made a Motion to accept the Agenda. T. Masuck seconded; all approved, and Motion passed.

Review of Minutes

E. Berner then asked for a review of the December 9, 2019 Minutes. T. Masuck Moved to approve the Minutes; J. Biasuzzi seconded; all approved and Motion passed.

Discussion/ Updates of Zoning Policy to comply with Town Plan (combined with Public Input)

1. Review of Definitions: E. Berner distributed revised draft of the Regulations, with changes suggested from past meetings included (highlighted). Example: moving Definitions to Appendix A in future document. The specific Definitions added or corrected were reviewed.

D. Blodgett asked if the Definitions were to be consistent with terminology used in the Regulations' Articles; citing as example "setbacks" and "frontage." J. Biasuzzi noted that the objective was to add clarity and consistency to the regulations.

2. Review of Article I and Article III format: E. Berner explained her suggestions for format improvements. The ZA will make copies to sent to absent PC Members before next Meeting.

Other Business:

E. Berner relayed the Zoning & Planning budget proposal discussed with the Select Board on 1/6/20. The proposed budget again requested a stipend for PC & DRB members. It also recommended budgeting for the costs of the Zoning Regulation approval process, including third party review. The S.B. seemed to favor the review of any final draft proposal by the Rutland Regional Planning Commission, as they offered to do this without additional charge, versus the \$95/hour fee for legal review by a VLCT attorney.

J. Biasuzzi had spoken with VLCT earlier, who had recommended that RRPC do the initial document review, with focus on conformance to the Town Plan. VLTC would then review for legal issues that may be in the document. An initial estimate from VLCT for their time was \$2000.

The approval of a Town Energy Plan, which would be an amendment to the current Town Plan would require a separate adoption process. To minimize costs, the goal is to have the revised Zoning Regulations and revised Town Plan both ready for Public vote with November's General Election. E. Berner was to contact the Energy Committee on coordination efforts.

The next meeting of the PC is scheduled for Wednesday, February 12, 2020, at 7:00 pm at Town Offices.

Adjournment:

T. Masuck made a Motion to conclude the Meeting; J. Biasuzzi seconded and all approved. The Meeting Adjourned at 8:25 pm.

Respectfully Submitted by Jeffrey Biasuzzi

Approved: 02/17/20