

Town of Wallingford, VT

Special Planning Commission (P.C.) Meeting Minutes

March 12, 2020 Town Offices, 75 School St.

Members Present: Erika Berner (Chair), Tony Masuck, Kevin Mullin, Jill Burkett, William Brooks III

Others Present: J. Biasuzzi (Zoning Administrator, Recorder and Alternate PC Member);

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

Review of Agenda

E. Berner requested any changes to the draft Meeting Agenda. B. Brooks 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 February 17, 2020 Minutes. K. Mullin Moved to approve the Minutes and E. Berner seconded. As he was absent at that meeting, W. Brooks abstained. All others approved and Motion passed.

Discussion/ Updates of Zoning Policy to comply with Town Plan

1. Review of Definitions: E. Berner was unable to edit definitions in follow up to the February meeting due to computer repair delays. "Substantial Completion" came up in discussion and was left "as is". "Residential Signs" needs to be defined.

2. K. Mullin reported on his efforts to contact South Wallingford residents, to finalize their preferences in changing sections of the current Industrial Zone; removing residential ownerships that are in the S. Wallingford village. Despite a number of requests for Public input on this (in the Wallingford Standard, meeting agendas, Annual Town Report, direct phone calls), he has not received any response from residents. E. Berner had relayed similar information to the Select Board.

3. J. Biasuzzi opened discussion on some sections of Article VI (Administration & Enforcement):

a) He proposed permit Extension language, which is absent in the current rules. Extensions could save the Town and the Property Owner from having to repeat the entire application process (including DRB review) if a project is not substantially complete within two years. Commissioners agreed that a one-time extension, for a maximum of 18 months was reasonable. The Extension language is to be a new section in Article VI. A zoning fee of \$25.00 (plus \$15.00 recording) would be recommended to the Select Board for an Extension of an existing permit once the revised Regulations are adopted.

b) The ZA also requested the Members to consider setback requirements for accessory structures that are less restrictive than those currently prescribed in Article V (Specific District Regulations), especially in the AgRR and Forest-Recreation Zoning Districts.

4. J. Burkett opened discussion on illuminated signs, and emphasized that internally illuminated signs should be prohibited. Members reviewed the current conditional use rules. The consensus was that the existing criteria was adequate.

5. W. Brooks opened discussion on Articles # 7 (Mobile Homes & M.H. Parks) and #8 (Trailer, Recreational Campground, Recreational Equipment). W. Brooks made a Motion to leave Articles 7 & 8 as is. K. Mullin seconded, all approved, and Motion passed.

Public Input

No Members of the public were in attendance.

Other Business

J. Biasuzzi announced that the VLCT Spring Planning & Zoning Forum was scheduled for Friday 5/29/20; to be held in Ludlow. Members that wish to attend should let the ZA know by end of April, so that the tuition expense can be requested of the Select Board in their early May meeting.

Next Meeting Schedule

The next meeting date will be Wednesday **4/8/2020, at 7:00 pm at Town offices.**

Adjournment

K. Mullin made a Motion to conclude the Meeting. T. Masuck seconded and all approved. The Meeting Adjourned at 8:15 pm.

Respectfully Submitted by Jeffrey Biasuzzi

Approved: 05/13/20