

**Town of Wallingford, VT**  
Planning Commission (P.C.) Meeting Minutes  
July 8 2020

\*Town Offices, 75 School St. Wallingford Village (& via Internet)

**Members Participating:** Erika Berner (Chair), Tony Masuck, Jill Burkett, Kevin Mullin  
**Others Participating** Jeffrey Biasuzzi (Zoning Administrator, Recorder); Sandi Switzer (Town Administrator & Zoom Meeting Host)

**\*Special Notes:** The meeting was conducted and recorded remotely via Zoom teleconferencing. There was no live attendance at Town Office, and no Public individuals logged on to participate.

**Call to Order:** The Meeting was opened by E. Berner at 7:04 p.m. Audio was recorded via Zoom services.

**Review of Agenda**

E. Berner requested approval of the draft Meeting Agenda. K. Mullin MOVED to accept Agenda; T. Masuck seconded; all approved and MOTION Passed.

**Review of Minutes**

E. Berner then asked for a review of the May 27, 2020 Minutes, which are still incomplete, awaiting availability of the Zoom recording, in which to complete a draft. J. Burkett noted the correction that she was in attendance.

The Minutes of the June 3, 2020 remain incomplete, waiting on the Zoom recording; which may have encountered a technical failure.

K. Mullin made a Motion to table approval of both Minutes until full Drafts could be prepared. T. Masuck seconded, all approved and Motion passed.

**Discussion/ Updates of Zoning Regulations to comply with Town Plan**

E. Berner opened discussion on Zoning Regulation Revision #8. A continued review of Article X (Specific District Regulations); changes to setbacks (from Lines 1-27) were discussed:

- a) *In Agriculture Rural Residential District:* T. Masuck noted that setback requirements remained unchanged in Revision #8, and needs further review with regards to the Parcel Area. For smaller (example: 1 acre) parcels that are served by municipal sewer and water services, setbacks should be reduced. For larger parcels with on-site septic and well water systems, setbacks could accommodate the greater setbacks.
- b) *In Rural Residential District (former R15):* Line #62 should allow a minimum ten (10') foot street, side and rear setback for all structures.

- c) *In Multiple Residential District*: J. Biasuzzi to add clarification language to Lines 112-113, and submit additional information on (maximum) number of occupants per bedroom.
- d) *In Neighborhood Commercial District*: Lines 139, and Lines 143-147 were left unchanged, but K. Mullin asked for additional clarification in the setbacks suggested in Line 143-146.

J. Biasuzzi asked K. Mullin if he had received any additional recommendations or information from S. Wallingford residents as to establishing new boundaries for the Village or Industrial Districts. K. Mullin reported no new information had been received.

E. Berner noted changes to Line 464, in which she was able to insert the Setback diagram used in the current Zoning Definitions. T. Masuck suggested adding narrative language with the diagram, for clarification.

K. Mullin made a Motion to accept Article VI (as submitted by J. Biasuzzi; written in green font). T. Masuck seconded, all approved, and Motion passed.

J. Biasuzzi offered to draft a provision for Permit extensions, for future consideration.

### **Public Input**

E. Berner noted that there was no Public in attendance, and no correspondence to report.

### **Other Business**

J. Biasuzzi announced that he has submitted his resignation as Zoning Administrator, effective 8/1/2020. He commended the PC members for their efforts, and stated his intention to follow their progress, and assist (if requested) in the future.

### **Meeting Schedule**

The next regular meeting was scheduled for August 12<sup>th</sup>, 2020, at 7:00 pm; and intended to be still held via Zoom teleconferencing.

### **Adjournment**

J. Burkett made a Motion to close the Meeting, K. Mullin seconded, all approved and Meeting adjourned at 8:55 pm.

Respectfully submitted by J. Biasuzzi

Approved

