

**Town of Wallingford, VT
Planning Commission (P.C.)
Meeting Minutes
09 September 2020
Town Offices, 75 School St. Wallingford Village**

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

Public attendees: Jeff Biasuzzi and via speaker phone Kathy Allen

Call to Order: Meeting was opened by E. Berner at 7:05 p.m.

Review of Agenda

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

Review of Minutes

E. Berner then asked for a review of the 12 August 2020 Minutes. W. Brooks **MOVED** to approve as written; T. Masuck seconded; J. Burkett and K. Mullin abstained from voting as they were absent from August meeting. Minutes were approved by those attending the August meeting.

Discussion of received applications for:

i. Project on Creek Road (solar field)

E. Berner explained the receipt of the Creek Road application, and as the Commission was familiar with proposed project, discussion followed by no action was taken.

ii. Solar net metering (Jason Stone – 960 West Hill Road, Wallingford, VT)

Discussion was taken on where the proposed solar panels would be placed on the property, but no action was called for in the received letter, and none was taken.

Discussion/ Updates of Zoning Regulations

Since softcopies of the J. Biasuzzi's proposed changes had been sent out prior to the meeting, it was agreed to go through the reformatted Zoning policy with proposed changes. E. Berner noted punctuation and other minor wording changes in the softcopies highlighted in red.

The Board members, discussed the various suggested major changes individually as well as listen to suggestions from J. Biasuzzi and K. Allen. Suggested and agreed changes were noted in and will be incorporated into the next draft copy of the Zoning Policy.

One additional rewording was question as to whether is helped to clarify or complicate matters under items: Penalties in Article VI – Administration and Enforcement. The members discussed specifically the wording addition proposals on page 18 line 53 (Draft version 10), the additional of “The property owner of record will be held responsible for Zoning violations, and on same page (18, line 69) “within 30 days”. K. Allen suggested that given the fact both proposals reference Vermont State Statues neither are necessary because should the Statues change in the future, the Zoning Policy would have to be amended to reflect that change. Discussion followed and the Commission directed E. Berner to contact the Vermont League of Cities and Towns for further clarification.

J. Biasuzzi submitted two additional items for incorporation consideration into the Zoning Policy. The Commission agreed to consider the suggestions at the next meeting, to have time to review the proposals.

Public Input: None received.

Other Business: None presented.

Adjournment:

K. Mullin moved to adjourn, T. Masuck seconded and meeting was adjourned 9:05PM

Next meeting, 14 October 2020 in-person at Town Hall on second floor (Vermont State regulations permitting)

Submitted by: Erika J. Berner

*Approved
Erika Berner*