

**FINAL**  
**Town of Wallingford, VT Development Review Board (DRB)**  
**Findings of Fact, Conclusions of Law, Decision and Order(s)**

**Application #21-26:** Request for approval for an Air BnB / other long-term rental in Residential District.

**Applicant:** Christopher Pantaleo 97 School St. Wallingford, VT 05773   **Phone:** 617-372-4654

**Property Owner:** Same as above

**Subject Property Location:** 97 School St. Wallingford, VT 05773

**Town Parcel:** 1400097

**INTRODUCTION**

The Zoning Administrator (ZA) received the initial application which was reviewed on 03 May 2021. Per Articles VI and V of Wallingford Zoning Regulations (effective Sept. 2015), the ZA determined that the application required DRB review and was denied/referred to the Appropriate Municipal Panel on 3 May 2021. The Applicant/Property Owner, and abutting property owners were notified (documented by Certificate of Mailing) of this application on 10 May 2021 that a Public Hearing was scheduled for 6:30 pm, 26 May 2021, at Town Offices, 75 School St. Wallingford Village and via Zoom. Public Notice was also given by Rutland Herald notice on 8 May 2021, project location POSTER, and in two other public buildings.

Accordingly, a Public Hearing was convened by the DRB at 6:30 pm on 26 May 2021, with a quorum of Members in attendance. The Zoning Administrator, Applicant/Owner Christopher Pantaleo and Noel Weeks (identified as an Interested Party) were in attendance, sworn in, and submitted testimony.

Jurisdiction was taken by Article VI General Regulations and Article V (Residential (R-15)).

After hearing testimony from C. Pantaleo and N. Weeks; the DRB voted to close the Hearing to Testimony before voting to go into Deliberative Session.

**FINDINGS of FACT**

1. The property is located in a Residential (R-15) District, next to the Wallingford Town Hall.
2. There is off-street parking available for the renters.
3. An abutting neighbor attended meeting in support of Permit application and will be responsible for property when owner is absent.

**CONCLUSIONS of LAW**

1. The DRB concluded that the application would not change the character of the neighborhood and would not adversely affect traffic and/or parking.
2. The applicant will have a local responsible person in cases of emergency or other instances.

Based on the Application documentation, Testimony of Record, and Review of the applicable regulations, the Wallingford Development Review Board here by **APPROVES APPLICATION #21-26 with NO CONDITIONS:**

**DECISION and ORDER(S)**

WHEREAS the Wallingford Development Board APPROVES this Decision with NO CONDITIONS. as follows:

William Brooks: Approve; Jillian Burkett: Approve; David Ballou: Approve; Lucy Thayer: Approve.

This Town approval does not release the Applicant from obtaining any other local, state, of federal approval or permit their application may require. Any alteration to the approved application without written prior Town approval, misrepresentation to the facts presented in the application & public testimony, or failure to comply to other VT & federal permits required are grounds to revoke this local permit.

Any Decision by an Appropriate Municipal Panel is subject to appeal by an Interested Party to the VT Environmental Court, within 30 days of the formal decision, as defined in the Town Regulations, and 24 VSA 4471(a), with a copy submitted to the Town, in accordance with the Act.

Approved on behalf of the DRB by William H Brooks, 6/ 3, 2021,  
William Brooks, Chairman, DRB

Received by Zoning Administrator: Eric J. [Signature], 6/ 3, 2021