

Development Review Board
Wallingford Town Hall & Zoom
26 May 2021
6:30 PM

Member Present: B. Brooks (Chair), D. Ballou, J. Burkett, L. Thayer

Members absent: J. Stone

Recording Secretary: E. Berner

Members of the Public: Elizabeth Filskov, Alan Gombosi, Christopher Pantaleo, Noel Weeks, Sarah Belcher

I. Call to Order:

The Development Review Board meeting was called to order at 18:37 (6:37PM) by B. Brooks

II. Review of Agenda:

L. Thayer motioned to move the Minutes to after the Permit Hearings. D. Ballou seconded. Motion was APPROVED.

III. Public Input:

B. Brooks introduced the Development Review Board members to the members of the public.

B. Brooks swore-in all permit applicants

A. Application #21-22. Elizabeth Filskov

Lot subdivision on property physically located at 30, 32, and 36 Village St. East Wallingford 05742 currently 1.4 +/- acres into two (2) lots. Proposed new lot sizes: Lot 1 0.65 +/- acres and proposed Lot 2: 0.78 +/- acres.

E. Filskov presented her application for dividing the one lot into two. (Reminding the DRB that the proposed two lots were already approved by a previous DRB In 2015 and the Mylar was on file in the Town Clerk's Office.)

Discussion followed with questions from DRB members:

1. B. Brooks: would the two properties share common septic and water systems. E. Filskov replied that she and A. Gombosi had a survey showing two separate systems and presented the survey to the Board.
2. J. Burkett asked if the property had flooded during the last hurricane. She was assured that while the water did come onto the property, it did not flood the buildings.

(Filskov 21-22) / Pantaleo (21-26)

3. L. Thayer asked about the proposed road frontage, pointing out that one of the lots did not conform to Zoning requirements.
 - Discussion followed, including references to previous letter written by J. Biasuzzi, Zoning Administrator concerning this non-conformity.
 - Discussion proposals to bring road frontage more into conformity included:
 - Creating a driveway more along the lines of a cul-de-sac with Right of Ways, and easements specified in a Private Covenant.
 - Suggestion that purchaser of Lot 1 might be amenable to a Right of Way to allow Lot 2 the required road frontage
 - Applicant asked that the DRB consider the proposed road frontage in J. Biasuzzi's letter with the road frontage.
 - D. Ballou moved to close further discussion. L. Thayer seconded. Motion APPROVED.

B. Application #21-26. Christopher Pantaleo

Requesting conditional use approval of existing "mother-in-law" suite located over the garage as an Air BnB with a two (2) night minimum, or other long-term rental.

1. C. Pantaleo presented application for an Air BnB or long-term rental in the "Mother-in-Law suite on the property located at 97 School Street. If approved for an Air BnB: there would be a 2-night minimum stay with between 10-20 nights a month being rented. (There would also be a possibility of long-term rentals of several weeks or more.) He pointed out that there was adequate parking space on the property, that the apartment already existed and had been in use by the previous owner.
2. N. Weeks (interested party) added that as an adjoining neighbor, she and her husband had no objections to a long-term rental or Air BnB and was attending the meeting in support of the application.
3. Discussion followed:
 - L. Thayer asked if C. Pantaleo has previously experience running an Air BnB. C. Pantaleo offered that he and his wife had 5 years' experience running their two other Air BnBs. He also assured the DRB that he planned to hire a local responsible cleaner, the apartment would have a keyless entry which he could control when not on site, and that his neighbor N. Weeks had agreed to watch the property and be responsible for any problems.
 - C. Pantaleo asked about the timing – how long before he would know if the DRB approved (or not) the application and he could (if approved) start renting. B. Brooks explained the process and timing.

B. Brooks asked if there was more discussion? J. Burkett moved that discussion be closed. D. Ballou seconded. Motion APPROVED.

IV. Retire to Executive Session:

B. Brooks asked the Board for a motion to go into Deliberative Session to discuss C. Pantaleo's application. J. Burkett made a motion, L. Thayer seconded. Motion APPROVED. Discussion followed.

J. Burkett motioned to come out of Deliberative Session, L. Thayer seconded. Motion APPROVED.

1. B. Brooks asked for a motion to approve C. Pantaleo's application. D. Ballou made a motion to Approve the application. L. Thayer seconded. Motion APPROVED without conditions.

B. Brooks motioned that the DRB go into Deliberative Session to discuss E. Filskov's application. L. Thayer seconded. Discussion followed. D. Ballou motioned to come out of Deliberative Session. J. Burkett seconded. Motion APPROVED.

1. D. Ballou motioned that the DRB approve E. Filskov's application with conditions:
 - All easements, Rights of Ways be specified and deeded
 - The division does not create adverse effects on the neighbors
 - All necessary State of Vermont permits must be obtained.

J. Burkett seconded motion. Motion APPROVED.

V. Review of Minutes (Kenny Bakery):

Tabled until next meeting. E. Berner apologized and explained that apparently the draft of the draft minutes was sent out to the Members. She would send out a corrected version before next meeting.

VI. Old Business: None**VII. New Business:**

E. Berner briefed the Board on the Family Dollar application. She had been on a Conference call with people from Family Dollar and the sign company clarifying signage requirements.

E. Berner also told the Board that one member of the Family Dollar team asked that the Family Dollar application be reviewed last as he had a previously meeting and would not be able to participate in any discussion at 6:30. The Board agreed to switch the Agenda.

VIII. Adjournment:

2 June 2021 at 6:30 PM (Family Dollar and Christopher Dunigan permits). L. Thayer motioned that the meeting be adjourned. J. Burkett seconded. Motion was APPROVED. Meeting adjourned at 20.35 (8:35PM)

Respectfully submitted by: Erika J. Berner

APPROVED:

William H Brooks Jr
Bill Brooks, Chair DRB

12 June 21
Date