

**Town of Wallingford VT
Planning Commission (P.C.)
Meeting Minutes
21 April 2021
Meeting via Zoom**

Member Participating:

Erika Berner (Chair), Tony Masuck, William Brooks III (attending after Prudential Meeting), Kevin Mullin and Jill Burkett (via phone)

Members of the Public:

Lucy Thayer

Chair to call meeting to order

Meeting was called to order by E. Berner at 7:03

Additions / Deletions Agenda items:

There were no additions or deletions of Agenda, E. Berner asked for a motion to accept Agenda. J. Burkett motioned to accept the accept the Agenda as posted, K. Mullin seconded. All approved and motion PASSED.

Review and approval of minutes of March meeting:

E. Berner asked for a review of the March minutes. One change made concerning L. Thayer asked about the setbacks. Discussion followed for clarification. K. Mullin moved to accept the minutes with change, T. Masuck seconded. All approve Motion PASSED.

Zoning Administrator report:

- E. Berner reported on the Development Review Board meeting and the Sweet Birch permit (Bakery). The Family Dollar will be renovating starting late April and will be asking for a variance on signs. Some discussion followed concerning signs.
- E. Berner also reported that the Zoning Administrator will be on vacation in June and that the Select Board will have to approve an interim Zoning Administrator during that time. The request will be submitted to the Select Board in May. She also reported that due to Conflict of Interests concerns, for her and/or family members, there should be an Interim Zoning Administrator.

Application for Alternate Member (Lucy Thayer):

E. Berner presented the letter received from L. Thayer concerning becoming an Alternate Member of the Planning Commission. A short discussion followed. B. Brooks motioned that the Planning Commission accepted L. Thayer as Alternate Planning Commission member. K. Mullin seconded. All approved, motion PASSED. E. Berner will forward the recommendation to Sandi Switzer for select Board Agenda.

Discussion / Updates of Zoning Policy to bring into line with Town Plan.:

There were several proposed additions to the Draft Zoning Policy made:

- Discussion of weapons discharge in the Villages. The Commission was reminded that Wallingford already has a weapons Ordinance which is published on the Wallingford website.
- Discussion of telecommunications facilities in various districts followed. E. Berner will research other towns and send to PC members a comparison of those policies for further discussion at May meeting. It was recommended that the Energy Committee also receive the comparisons and be asked to comment, draft recommendations for inclusion to Wallingford Policy.
- Changes from March meeting (indicated in red font in draft 18 of Zoning policy, were discussed with additional typos changed.
- E. Berner brought up discussion of signage changes based on last DRB meeting and discussion of Family Dollar and their proposed new signage. She reported that Family Dollar wants to change their current sign and add a "Dollar Tree" sign to the building. She went on to report that she suggested to the Family Dollar sign company that they submit several possible signs designs for consideration. (The application will be brought before the DRB when received.)
- The current sign regulation of 300 feet was discussion and will be reviewed at next meeting, based on the Cumberland Farms application for their renovation several years ago.
- "Tiny Houses" a possible definition was discussed, but will be further researched and will be drafted for inclusion in the Zoning Policy.

Open meeting to input from the Public (time limited):

None

Other Business:

E. Berner ad sent out two emails, one concerning a Webinar from Green Mountain Power on 4 May and the other an email revied concerning River Corridor Protections. The River Corridor Protection was discussed. K. Mullin stated that before the Planning Commission moved on it that public discussion and input needed to take place. Table for future discussion

Schedule next Meeting:

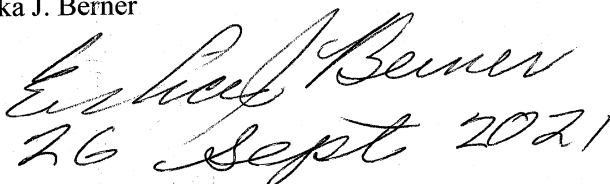
Next meeting will be 12 May 2021 at 7:00PM..

Adjourn:

K. Mullin made a motion to adjourn, T. Musack seconded. All approved. Meeting was adjourned at 8:15PM.

Respectfully submitted by:

Erika J. Berner



Erika J. Berner
26 Sept 2021