

**Town of Wallingford VT
Planning Commission (P.C.)
Meeting Minutes
23 September 2021**

Members Participating:

Erika Berner (Chair), Tony Masuck, William Brooks III and Jill Burkett (via phone)

Member absent: Ken Mullin

Members of the Public:

John Armstrong

Chair to call meeting to order

Meeting was called to order by E. Berner at 7:05

Additions / Deletions Agenda items:

There were no additions or deletions of Agenda.

Review and approval of minutes of March meeting:

E. Berner asked for a review of the April minutes. B. Brooks moved to accept the minutes without change. T. Masuck seconded. All approved and motion PASSED.

Zoning Administrator report:

- E. Berner reported that a total of 49 permits have been issued this year.
- At the last Development Review Board meeting in August, T. Musto application permit was approved for a 10-seat restaurant and store to operate at 137 North Main St.

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

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

- *Stores displaying merchandise outside:* After discussion, without a motion, it was agreed by the members formal regulation does not need to be in the Zoning Regulations. However a statement to the effect that any outdoor display merchandise is at the store operator's risk and that any merchandise should be displayed so as to not block line-of-sight traffic.
- *Commercial banners / feather flags:* After discussion, the PC agreed that the terms store banners and feather flags should be included in the heading "**Signs announcing special events**" in section 904.
- *Tiny Houses:* To be included in the General Regulations section of the proposed Zoning regulations, Tiny houses will be consider as a permanent structure falling under current set-backs and other district zoning when house is mounted on a permanent site. If the Tiny House is on a temporary hook-up or still able to be moved, it will be considered a Recreational Vehicle and will be governed under RV regulations.
- *Solar Energy:* Discussion followed.

- *Swimming pools:* After discussion, no permits will be required for above or in-ground pool and the following wording will be included in the General Regulations: A private inground or aboveground swimming pool shall be installed and maintained in a manner to meet all State Health Code Standards, shall be fenced or otherwise protected to prohibit unauthorized or accidental entry, shall not constitute a hazardous or nuisance situation, and shall meet all applicable setback requirements.

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

None

Old Business:

None

New Business

- E. Berner briefed the PC concerning the Public Utilities Application that was received for a solar project on Hartsboro Rd.
- E. Berner briefed the PC concerning the draft Energy Plan. J. Armstrong (Energy Committee), added that the Energy Committee has received complaints that the current draft is too long. The Committee is working to redraft the Plan with an Executive Summary. He went on to say that the State of Vermont will be submitted a new Energy Plan since the current one is several years old. With that, the Energy Committee is going to delay the Wallingford Energy Plan until the new guidelines are made public.

The PC by general consensus, will table any further discussion concerning the Energy Plan.

- E. Berner proposed to the PC that the additional items will be added to the proposed Zoning Regulations. The changed draft (19) will be sent out and upon email approval of wording, she will notify the Town Select Board the Planning Commission would like to schedule public hearings on the Drafts in November.

Schedule next Meeting:

Next meeting will be 13 October 2021 at 7:00PM..

Adjourn:

J. Burkett made a motion to adjourn, B. Brooks seconded. All approved. Meeting was adjourned at 8:15PM.

Respectfully submitted by:



Erika J. Berner