

Planning Commission
 Town of Wallingford VT.
 8 December 2021
 7:00 PM
 Wallingford Vt. 05773

Members Present:

Erika Berner (Chair), Tony Masuck, Bill Brooks, Kevin Mullin and Jill Burkett (via Zoom)

Member(s) of the Public:

Lisa Williams

I. Chair to call meeting to order:

Meeting was called to order by E. Berner at 7:06

II. Additions / Deletions Agenda items:

There were no additions or deletions. J. Burkett moved to accept the Agenda as written. T. Masuck seconded. Motion PASSED

III. Review and approval of minutes of November meeting:

T. Masuck moved to approve the minutes as written. B. Brooks seconded. Motioned PASSED. (K. Mullin abstained due to not attending November meeting.)

IV. Review of comments received from Public Hearing

Sections pertaining to RVs, Solar screening, Farm animals, discussion of comments received via email.

- E. Berner distributed copies of change document from 2015 to proposed Zoning. She explained that it did not cover all the Zoning Articles as the Commission needed to review Article 5 due to comments received.

E. Berner pointed out that in the definitions, the Term Studio was out of alphabetical order. Originally the term was Artisan Studio, however, the word Artisan was removed during previous discussions. It was suggested and agreed that the term should be *Artisan/Craft Studio*.

Additionally (from received comments) two definitions in the current 2015 Regulations should be added back:

- **Legislative Body:** The Selectboard of the Town of Wallingford.
- **Licensing authority:** The Town of Wallingford.

The Commission agreed without a motion to add Legislative Body and Licensing Authority into the list of definitions.

- K. Mullin asked about comments concerning “Grandfathering” in reference to concerns from Public Hearing concerning proposed Zoning.

Discussion followed centered on Section 102 of the Proposed Regulations, wherein it states, “These Regulations should not be interpreted to impair any regulations or permits previously adopted or issued, provided that where these Regulations impose a greater restriction upon the use of a structure or land than are required by any other statute, ordinance, rule, regulation, permit, easement, or agreement, the provisions of these Regulations shall control.”

After discussion, the Commission agreed that the proposed section (102), which was in the current 2015 Zoning was sufficient to allow “Grandfathering” of any existing circumstance.

- B. Brooks in reading through received comments, proposed that L. Edmonds suggestion of rewording Section 104 from “ These Regulations shall take effect upon the date of their approval by the Legislative body of the Town of Wallingford.” To These Regulations shall take effect upon the date of their approval by the *registered voters of the Town of Wallingford*. The Commission agreed without a motion.
- K. Mullin asked about the term Campers and Article VIII. Discussion centered on health hazards and lawful waste disposal. J. Burkett mentioned that some newer septic systems had fill valve that allow camper / RV disposal hook-ups. E. Berner was asked to research further and report back to Commission.
- K. Mullin asked about the Wallingford Historical Districts boundaries in reference to Section 423. E. Berner referred to the map in the Zoning Administrator’s office
- L. Williams was asked to explain her agricultural process in regards to raising chickens. L. Williams also pointed out the in Section 502 (Agricultural and Rural Residential District), farm animals are not addressed. The Commission agreed that was an oversight and the statement “*farm animals*” should be included in permitted uses.

The issue of using the term “Grandfather-in” was addressed again and it was agreed that Section 102 should be made clearer in terms of existing operations at the time of Zoning implementation.

J. Burkett asked L. Williams the number of chickens she was raising. T. Masuck asked L. Williams in her opinion how many chickens should be allowed. L. Williams replied to both questions and stated that she rotates the number of chickens throughout the season. J. Burkett asked how L. Williams disposed of unusable chicken parts and manure. L. Williams explained that chicken parts were composed and/or moved to a friend’s farm. Manure was either used in composting, on the gardens or moved to a friend’s larger farming operation.

K. Mullin asked L. Williams if she would collaborate with him to draft a proposal for the number of chickens allowed on lots outside of the ARR district. B. Brooks strongly supported a maximum number of chickens and if a permit should be needed. J. Burkett also suggested looking at the same for livestock.

- K. Mullin asked about Air BnBs, and do they need to be licensed. Discussion followed that they should go through the permitting process like any business. It was mentioned that a proposed Air BnB on School Street was reviewed and approved by the Development Review Board in the past summer.
- K. Mullin asked about Section 429 concerning landscaping/screen for Solar panels. Specifically what type of screening. T. Masuck will look into rewording the section.
- The PC will continue to discuss comments received from the November meeting in the January meeting. J. Burkett reiterated that Zoning Regulations overall do protect property owners by helping to maintain property values.

V. **Next Meeting date:** 12 January 2021

VI. **Adjournment:**

K. Mullin made a motion to adjourn the meeting. T. Masuck seconded. Motion PASSED. Meeting was adjourned at 20:36 hrs (8:36PM)

Respectfully submitted by E. Berner

