

**DRAFT**  
**Development Review Board**  
**Wallingford Town Hall & Zoom**  
**24 August 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:** L. Filskov, Alan Gombosi

**Call to Order:**

The Development Review Board meeting was called to order at 18:33hrs. (6:33PM) by B. Brooks

**I. Review of Agenda:**

D. Ballou moved to approve Agenda; J. Burkett seconded. All approved, Motion PASSED.

**II. Permit Applications:**

B. Brooks swore-in L. Filskov and A. Gombosi.

**Elizabeth Filskov** is requesting a DRB Variance approval letter for State of Vermont Wastewater application in order to replace existing and/ or add septic system(s) at 30 and 36 Village St. East Wallingford, VT.

L. Filskov explained that she needs a Variance letter from the DRB stating approval to replace the septic systems at 30 and 36 Village St. East Wallingford should either or both fail at some future date.

B. Brooks asked if the system(s) failed would they be replaced in the same area. L. Filskov affirmed that any replacement would be in the same area and not in the floodplain unless the current septic area failed to perk.

A. Gombosi explained that he and E. Berner had met with the State agency to discuss other possible sites on the two properties and/or possible other solutions to be taken if necessary.

J. Burkett asked if the system(s) failed would the replacement be the same size. A. G replied that would be the case.

L. Thayer asked what would happen if the DRB does not issue a Variance letter. A. Gombosi replied that if the current system(s) should fail, the property owner(s) might not be able to replace the system without the Variance letter on file, and that the State might require soil samples, new surveys and possibly a different type of system stem rather than the current in-ground one(s).

B. Brooks clarified that the Letter was needed for future contingencies, not for the current system(s).

Discussion followed concerning flood ways vs flood zones vs flood plains. L. Filskov was asked if flood waters from Irene reached the current system. She indicated that about 20% of her lawn was under water for a short time, and that it did not reach the current system.

J. Burkett asked A. Gombosi about a mound septic system vs an in-ground septic system. A. Gombosi indicated that the State representative had discussed a mound system at the meeting. However, A. Gombosi was not in favor of it because landfill would have to be trucked in and a mound would divert any possible flood waters into other areas that would not currently be affected by flood waters. A. Gombosi continued on to say that he had spoken to two Civil Engineers and hydrologists concerning mound septic systems vs in-ground systems and the consensus was that an in-ground system would be better.

B. Brooks asked if there were any more questions and if not, for a motion to approve a Letter of Variance. D. Ballou motioned to approve Letter of Variance. B. Brooks seconded. Discussion followed with J. Burkett asking for clarification that the Letter would be for future replacement of the systems (if needed) and not for current working systems replacements. A.G. confirmed the Letter was for any future replacement due to system(s) failure, also that in order to sell one of the properties, a Variance Letter was needed for the bank. D. Ballou, J. Burkett, B. Brooks approved the motion as presented. L. Thayer approved on the condition that the DRB had previously approved the subdivision of property. Motion PASSED.

**#21-46: Tamara Musto:** Requesting approval for a 10-seat restaurant and store at 137 North Main St., Wallingford, Vt.

J. Burkett discussed that although not asked in the permit application, the DRB allow tables out front of the store be included in the Facts of Finding:

- Hours of operation would be allowed from 7:00AM – 10PM.
- Any signage must meet current Zoning regulations and be down-lighted. (Any signs on the sign board outside would have to be positioned as to not block road views for cars exiting onto route 7.)
- No strobe or neon lighting is permitted.
- The DRB would allow up to three (3) outdoor tables.
- All State permits must be approved as well as an Occupancy permit from the Fire Marshall.

L. Thayer motioned to approve the application permit with the above Conditions. J. Burkett seconded. Motion PASSED.

**VII. Review of the Minutes ( 23 June)**

L. Thayer discussed several corrections. Minutes were approved with corrections.

**VIII. Adjournment**

B. Brooks asked for a motion to adjourn. L. Thayer motioned to adjourn; D. Ballou seconded. Motion APPROVED. Meeting was adjourned at 19:23hrs. (7:23 PM).

Respectfully submitted: Erika J. Berner

Approved:

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Chair, DRB

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Date