

Minutes
Planning Commission
Town of Wallingford VT.
08 June 2022
7:00 PM
Wallingford VT. 05773

Members Present: Erika J. Berner (Chair), Tony Masuck, Lucy Thayer, Jill Burkett

Member Absent: Kevin Mullin

Members of the Public: Laura Conti, Erik Briere, Barbara Kaminski, PEGTV present to record meeting.

I. Chair to call meeting to order

The meeting was called to order by E. Berner at 7:08PM

II. Additions / Deletions Agenda items

Motion is accept Agenda as written made by J. Burkett. Seconded by T. Masuck. Motion PASSED.

III. Review and approval of minutes of May meeting

Motion to approve the minutes with changes made by T. Masuck. L. Thayer seconded. Motion PASSED

IV. Zoning Administrator monthly report

The DRB held a warned public hearing on 25 May. Another warned Public Hearing is scheduled for June 29th. Two (2) building permits were issued since last PC meeting.

V. Proposed Zoning Regulations:

- *T. Masuck / L. Thayer: draft of proposed Solar landscaping:*

L. Thayer is working to re-word proposed draft that T. Masuck submitted. Reviewing Chester and Manchester's Zoning for language. Proposed draft may follow Manchester language. Will add language requiring winterizing landscaping, with height requirements, mixed evergreens, and other deciduous plantings.

T. Masuck suggested that guidelines will be need for solar implantation explaining what screening is supposed to achieve.

L. Thayer will develop draft for next meeting.

- *E. Berner: Air BnB regulation (short-term rentals) draft*

E. Berner proposed to table draft as State proposed regulations for short-term rentals have not been finalized.

- *K. Mullins livestock (draft proposal)*

Item tabled as K. Mullin was not able to attend meeting.

VI. Comments from Public

No comments from Public.

L. Thayer asked if PC Meeting announcements are posted on Front Porch Forum (FPF). Discussion followed, clarifying that Agenda is posted in Town Hall, Post Office, meeting dates are in Wallingford Standard, minutes, and agenda are posted in Town website. L. Conti asked if posting to Front Porch Forum would be possible. L. Thayer suggested that Town Administrator already posts for the Select Board and has posted PC meeting announcements. E. Berner said that Town Administrator does not always post to FPF for the PC, usually if both meet in the same week but not always. E. Berner is the person who posts Agenda, etc., she will try to include FPF.

L. Thayer asked if RRPC has a video or other training for Open Meetings, as another RPC has made available to their towns. E. Berner will inquire if such training was available.

On the topic of livestock in the village (historic district), L. Thayer asked if it would be worthwhile to hold a public hearing in July (in lieu of PC meeting). Discussion followed. B. Kaminski stated she was astounded by what was being said in the FPF and what people were asking. L. Thayer suggested not to discount what written on the FPF, and that the PC needed to listen to those concerns. More discussion followed with L. Conti telling the PC that she was yelled at because she attend the May meeting and was verbally called a “bitch” on Memorial Day for what she said at the meeting. E. Berner, J. Burkett, and T. Masuck all explained that anyone was welcome to come to the PC monthly meeting and express their concerns.

VII. Meeting during summer (13 July, 10 August, or 14 September)

The Planning Commission will not meet in July. T. Masuck cannot attend the second (2nd) Tuesday August meeting. L. Thayer made a motion to meet on 24 August. T. Masuck seconded motion. Motion PASSED.

VIII. Adjourn

L. Thayer made a motion to adjourn meeting. J. Burkett seconded. Motion PASSED. Meeting adjourned at 8:12PM.

Respectfully submitted by E. Berner