

FINAL
Town of Wallingford, VT Development Review Board (DRB)
Findings of Fact, Conclusions of Law, Decision and Order(s)

Application #22-22: Request for approval for an Air BnB / other short-term rental in Multi-Family Zoning District

Applicant: Beer Properties 884 Berkshire Ave., Myrtle Beach, SC 29577

Phone: 860-595-8208 / 860 992-8005

Property Owner: Same as above (Charles and Jeanette Beer)

Subject Property Location: 28 Weston Rd. / 28 Rte. VT 155 E. Wallingford, VT 05742

Town Parcel: 1550028

INTRODUCTION

The Zoning Administrator (ZA) received the initial application which was reviewed on 6 June 2022. Per Articles VI and V of Wallingford Zoning Regulations (effective Sept. 2015), the ZA determined that the application required DRB review and application was denied/referred to the Appropriate Municipal Panel on 6 June 2022. The Applicant/Property Owner, and abutting property owners were notified (documented by Certificate of Mailing) of this application on 13 June 2022 that a Public Hearing was scheduled for 7:00 pm, 29 June 2022, at Town Offices, 75 School St. Wallingford. Public Notice was also given by Rutland Herald notice on 15 June 2022, and in two other public buildings.

Accordingly, a Public Hearing was convened by the DRB at 7:00PM on 29 June 2022, with a quorum of Members in attendance. The Zoning Administrator was in attendance. The Applicant/Owner C. Beer was sworn in via phone communication, and submitted testimony.

Jurisdiction was taken by Article VI General Regulations and Article V (Multi-Family).

After hearing testimony from C. Beer, the DRB voted to close the Hearing to Testimony before voting to go into Deliberative Session.

FINDINGS of FACT

1. The property is located in a Multi-Family District, in East Wallingford.
2. There is off-street parking available for the renters.
3. Applicant has engaged a local (Ludlow) property manager,

CONCLUSIONS of LAW

1. The DRB concluded that the application would not change the character of the neighborhood and would not adversely affect traffic and/or parking.
2. The applicant will have a local responsible person in cases of emergency or other instances.

Based on the Application documentation, Testimony of Record, and Review of the applicable regulations, the Wallingford Development Review Board here by **APPROVES APPLICATION #22-22 with FOLLOWING CONDITIONS:**

1. Quiet hours 11:00PM – 07:00AM as per Wallingford Town Ordinance would be posted or the guests otherwise notified.
2. Vehicles would be parked off the street (off-street parking).
3. Exterior lighting would be non-glaring and motion activated.
4. Any and all required State Permits would be obtained.

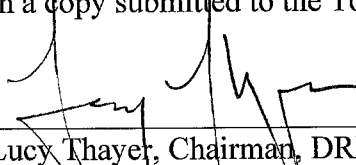
DECISION and ORDER(S)

WHEREAS the Wallingford Development Board APPROVES this Decision with CONDITIONS. as follows:

Lucy Thayer: Approve; Jillian Burkett: Approve; Jason Stone: Approve; Elizabeth Blaisdell: Approve.

This Town approval does not release the Applicant from obtaining any other local, state, or federal approval or permits this application may require. Any alteration to the approved application without written prior Town approval, misrepresentation to the facts presented in the application and public testimony, or failure to comply to other VT and federal permits required are grounds to revoke this local permit.

Any Decision by an Appropriate Municipal Panel is subject to appeal by an Interested Party to the VT Environmental Court, within 30 days of the formal decision, as defined in the Town Regulations, and 24 VSA 4471(a), with a copy submitted to the Town, in accordance with the Act.

Approved on behalf of the DRB by , 8/03, 2022
Lucy Thayer, Chairman, DRB

Received by Zoning Administrator: , 8/08 2022