

*Original*

**FINAL**  
**Development Review Board**  
**Wallingford Town Hall**  
**25 May 2022**  
**7:00 PM**

**Members Present:** L. Thayer (Vice-Chair / Acting Chair), D. Ballou, J. Burkett

**Member absent:** J. Stone

**Recording Secretary:** E. Berner

**Members of the Public:** Debbie Scranton, Ann Buffum, Carl Buffum, Raphael Cunniff, Tony Le. PEGTV recorded meeting.

**I. Call to Order:**

L. Thayer called meeting to order at 7:10PM. Members of the Development Review Board introduced themselves to attending public.

**II. Review of Agenda:**

J. Burkett made a motion to accept the Agenda as written. D. Ballou seconded. Motion PASSED.

**III. Election of Chair and Vice-Chair:**

J. Burkett nominated L. Thayer for Chair. D. Ballou seconded. L. Thayer voted in as Chair

J. Burkett nominated D. Ballou for Vice-Chair. L. Thayer seconded. D. Ballou voted in as Vice-Chair.

**IV. Review of 24 August 2021 Minutes:**

One change made on second page from word landfill to fill. D. Ballou made motion to accept the Minutes with change. J. Burkett seconded and motion PASSED.

**V. Permit Application:**

#22-13: The Stylish Vacation Company: 37 South Main St. Application for short-term rental ( Air BnB) when not in use as private vacation home. Replace existing sign with similar non-illuminated sign. (Change of ownership.)

L. Thayer asked if there were any conflicts of interest – None.

L. Thayer swore-in applicants and attending public.

L. Thayer than asked Raphael Cunniff and Tony Le to introduce themselves and explain their application. R. Cunniff spoke about their two other properties one in Grafton the other in Springfield, both properties currently are managed by a property manager as would the Wallingford property. He further explained that there will be cameras on the property.

D. Ballou asked who was the Property Manager? R. Cunniff replied it was Kristen Merrow located in Ludlow. He went on to explain that she will be the primary cleaner of the house and will be setting up things for in-coming guests.

L. Thayer asked if applicants lived in-state or out. R. Cunniff explained they currently live out of state and that he was raised in Vermont. However, both applicants and their families spend a portion of the summer in their Grafton property.

L. Thayer asked about the percentage of owner use to rental use. R. Cunniff replied that each family would use the property approximately two weeks a year for a total of one month the other eleven months the property would be available for short-term rental. T. Le also stated that they would be lucky to get three (3) days out of each week for rental.

J. Burkett asked if they would be renting the entire house to one group or individual rooms. R. Cunniff replied to only one group, not separate individuals.

L. Thayer asked if there would be a minimum rental stay. R. Cunniff explained there would be a three (3) night minimum stay.

J. Burkett asked if small events would be held outside like wedding parties/receptions. R. Cunniff replied there might be pictures of a wedding party and perhaps a small party but no wedding receptions or large gatherings. They are very aware of noise Ordinances.

L. Thayer asked about capacity of the house (number of guests). R. Cunniff replied they are limiting the capacity to 14 people. Their Grafton property accommodates more than 16 but they have limited it to 16.

L. Thayer asked about parking. R. Cunniff replied there is room for five (5) cars but they can park up to six (6). They anticipated no more than five (5) cars parking at one time.

J. Burkett asked about a 'quiet time' R. Cunniff replied that the Ordinances are 11:00PM but that they anticipate setting the time at 10:00PM. T. Lee said their Springfield property is set at 9:00PM.

L. Thayer asked about the role of the manager. R. Cunniff replied her role is maintaining the building, cleaning, and ensuring the building looks right. L. Thayer asked about outside, R. Cunniff and T. Le replied they have hired J. Filskov to maintain the grounds.

T. Le and R. Cunniff went on to explain that the Manager is also a "co-host" on Air BnB and that she sees all messages to and from guests. T. Le further explained their website and how they are communicating with their guests. L. Thayer asked about Security cameras. T. Le replied there are four (4) cameras aimed at the parking area, driveway, front door and backdoor.

L. Thayer opened questions to public.

D. Scranton, asked how long they have owned the Springfield property and the name of the property. T. Le replied since September and it was called the Brewster House. He then explained they were looking for high-end houses.

Ann Buffum, commented that she was happy the outdoor lights are no longer shining into their bedroom. She asked what to do if renters are noisy. R. Cunniff and T. Le replied they will call renters or the manager will come to ensure quiet. They also have the capability to make the renters leave if they do not quiet down. They also added that they have had no noise problems on their other two sites. T. Le also explained that the property would be a 'smart-house' to where they can set volume limits, they are also replacing outdoor lighting with smart light bulbs which will allow them to control brightness (lumens), and how long lights stay on. J. Burkett asked about additionally screening – if it would help. A. Buffum replied no but the problem of lights shining into their house is better in the summer than in the winter because of the trees.

Carl Buffum asked about "House Rules." R. Cunniff explained that Air BnB has House Rules and they will be posted online. C. Buffum asked for a copy. C. Buffum then asked about pets – dogs in particular. Both applicants explained that they have not decided whether to allow dogs or not. R. Cunniff suggested they would limit the size of dogs to small dogs only, on a leash when outside and kept inside at night.

C. Buffum talked about the current fence, that it will need replacing soon, and when it is, please ensure smooth side is facing out.

Ann Buffum asked why was the Hearing considered a change of use application. E. Berner replied because it's a change of ownership.

D. Scranton, asked why the Property Manger wasn't on-site. R. Cunniff replied they have not received complaints from neighbors on other properties and they have dealt with any problems so they feel it isn't necessary to have an on-site manager. D. Scranton went on to compliment the applicants and that she is happy that they are not a large out-of-state company.

L. Thayer asked for a motion to go into Deliberative Session. J. Burkett made the motion and D. Ballou seconded it. Motion PASSED.

## **VI. Executive Session**

## **VII. Close to Public Comments**

J. Burkett made a motion to close the hearing to public comments. D. Ballou seconded. Motion passed.

D. Ballou made a motion to approve permit 22-23 with conditions voted in Executive Session:

- Request overflow parking be in front of the house as much as possible to allow parking for other businesses.
- Must obtain all other Vermont State permits as required.
- Ensure their renters are mindful of any loud noise after 11:00PM per Town Ordinances.
- Outside (exterior) lighting must abide with Town Zoning regulations.
- The proposed sign to be approved by Zoning Administrator per current Zoning Regulations.

J. Burkett seconded the Motion. Motion PASSED.

**VIII. Old Business:**

None

**IX. New Business**

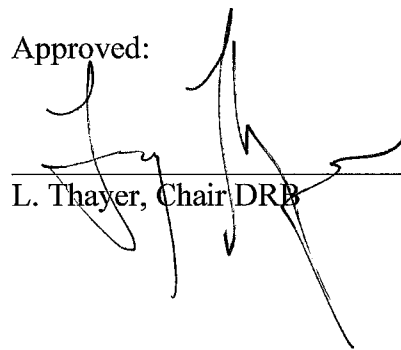
None

**X. Adjournment**

D. Ballou made a motion to adjourn the meeting. J. Burkett seconded. Motion PASSED. Meeting adjourned at 8:42PM.

Respectfully submitted: Erika J. Berner

Approved:



L. Thayer, Chair DRB

8/3/22

Date