

Minutes
Wallingford Planning Commission
75 School St.
Wallingford, VT 05773
11 October 2022
7:00 PM

Members Present: Erika J. Berner (Chair), Lucy Thayer, Kevin Mullin, Jill Burkett (via phone)

Member Absent: Tony Masuck

Members of the Public: None in-person. PEG-TV recorded

- I. **Chair to call meeting to order:** The meeting was called to order at 7:04 PM

- II. **Additions / Deletions Agenda items:** L. Thayer made a motion to accept agenda as amended (change June meetings approval to September). J. Burkett seconded. Motion PASSED.

- III. **Review and approval of minutes of September meeting:** J. Burkett made a motion to table the minutes for approval until November meeting. L. Thayer seconded. Motion PASSED.

- IV. **Zoning Administrator September report:**
E. Berner reported that 45 permits have been issued for the year to date. 3 permits were issued since last meeting: two (2) for a yoga studio to be shared with two (2) separate business sharing same space, and one (1) for a Community Center, all located at "The Block".

Nothing for the Development Review Board.

V. Proposed Zoning Regulations:

- *T. Musack / L. Thayer: draft of proposed Solar landscaping*
L. Thayer made a motion to table discussion until November meeting. J. Burkett seconded. Motion PASSED

- *E. Berner: Air BnB regulation (short-term rentals) draft*
E. Berner updated Commission on proposed the Vermont Statutes concerning short-term rentals. E. Berner proposed: Short-term rentals (Air BnBs, etc.,) except where permitted require a conditional use permit upon approval by the Development Review Board. Short-term rentals are subject to Vermont Statutes pertaining to short-term rentals.

E. Berner again explained that without an operating permit for a short-term rental, the owner would not have insurance coverage should anything go wrong. She reported that there have been inquiries over the summer concerning Air BnBs and that she has downloaded and printed those regulations out. E. Berner motion that the proposed wording be added to the General Regulations section of the proposed Zoning Regulations. L. Thayer seconded. Motion PASSED.

Discussion:

E. Berner proposed that before the draft Regulations go to a public hearing that copies be sent to the VCLT for review in the same manner that W. Rutland did with their draft.

E. Berner proposed that the livestock section should be sent to the Select Board as a proposed Ordinance (as was suggested by the VCLT to West Rutland). L. Thayer as for clarification of Select Board approval of sending proposed Draft to VCLT and/or sending a proposed Ordinance to Select Board. E. Berner said both.

○ *Kevin Mullin - Livestock*

K. Mullin discussed reasons for the proposal:

Protect the historic nature of the villages

Protect citizens and pets from predators

Examples:

In Arlington predators were raiding chickens within 400 yards of the school. J. Burkett asked if it was a Fisher Cat.

A bears had been reported going down route 7B in daylight, attacked a horse who went through the stall and was killed on the road

People living in the villages expectations of not dealing with animals.

J. Burkett added that chickens can attract rats. K. Mullin after talking to Vermont Fish and Game reported that he was told there is an increase in the number of rabid raccoons and that there are raccoons weighing up to 100 pounds.

E. Berner read proposed livestock regulation.

Discussion followed with suggested changes to wording.

L. Thayer proposed including maps showing exactly what are the "villages proper" in Wallingford, South Wallingford and E. Wallingford. K. Mullin suggested in adding maps to back of Zoning document and add "Reference maps" in an Appendix to the proposed Zoning Regulation.

J. Burkett as if the term village proper should designate a village (E Wallingford, S. Wallingford or Wallingford) or would the term be inclusive of all three. Wording change was suggested.

L. Thayer discussed the actual areas of the "villages proper" and how many people would be impacted.

K. Mullin will adjust language for next month and ready for the Select Board. E. Berner briefed K. Mullin on the previous discussion concerning VCLT review.

Discussion continued that proposed livestock Zoning regulation should go to the Select Board as an Ordinance similar to what the VCLT proposed for the West Rutland proposed Zoning. E. Berner made a motion to rework proposal with changes. Once PC approved send to the Selectboard for their 7 November meeting. to send proposal to Select Board by 7 November. Seconded by K. Mullin.

VI. Comments from Public: None

VII. Meeting next meeting: 8 November

VIII. Adjourn: J. Burkett made a motion to adjourn meeting. K. Mullin seconded motion. Motion PASSED. Meeting adjourned at 7:46PM

Respectfully submitted: Erika Berner

