

Minutes
Wallingford Planning Commission
75 School St.
Wallingford, VT 05773
25 April 2023
7:00 PM

Members present: E. Berner (Chair), T. Masuck, L. Thayer, K. Mullin, J. Burkett via phone.

Public present: Eric Briere. PEG-TV recorded meeting.

I. Chair to call meeting to order

Meeting called to order at 7:11PM.

II. Additions / Deletions Agenda items

None. J. Burkett made a motion to accept Agenda as written. T. Masuck seconded. Motion PASSED.

III. Review and approval of minutes of January and February meeting

E. Berner pointed out typos from February meeting draft minutes. T. Masuck made a motion to accept the February minutes with changes. L. Thayer seconded. Motion PASSED.

E. Berner apologized that the draft January minutes were not included in the meeting packets and made a motion to table January minutes approval. K. Mullin seconded motion. Motion PASSED.

IV. Meeting Reorganization

E. Berner explained that since this was the first meeting of the Planning Commission post Town Meeting the Committee would need to nominate a Chair and Vice Chair for the coming year. J. Burkett made a motion to nominate E. Berner for Chair. K. Mullin seconded. Motion PASSED. J. Burkett made a motion to nominate T. Masuck as Vice-Chair. K. Mullin seconded. Motion PASSED.

V. Zoning Administrator report

E. Berner reported that 11 permits have been issued to date.

VI. Proposed Zoning Regulations

- Discussion of wording on page 10 (Site Development Plan and Procedures February Draft) of Current and Draft Zoning Regulations.

L. Thayer explained that the current language in the Zoning draft on page 10 is not clear and the VCLT has suggested it be changed. (*"The DRB shall act to approve, or deny, any such site plan within 45 days after the date it receives the proposed plan, and failure to act within such period shall be deemed approval."*) Short discussion followed as L. Thayer further explained that a public hearing warning requirement of 15 days' notice, leaves little time for a possible continuance and that some members of the Development Review Board may receive meeting packets via email, others do not have email access and need more time to receive via postal mail.

L. Thayer proposed rewording the sentence to strike out ". . . after the date it received the proposed plan" to "after the Close of the Hearing. . ." K. Mullin clarified ". . . after the Close of the Hearing. . ." No vote was taken at that time.

- Discussion of further suggested revisions

E. Berner proposed that the Commission take the proposed draft and check it against surrounding Towns' Zoning Regulations, specifically Proctor and West Rutland. Once the Commission has completed the proposed comparisons, the Commission ask the Select Board for approval to send to VCLT for review to ensure legality.

Discussion followed.

T. Masuck suggested dividing the draft pages among the Commissioners with each taking responsibility for certain pages. The Commission agreed:

K. Mullin – Pages 1 – 13

T. Masuck – Pages 27 – 39

L. Thayer – Pages 14 – 26

J. Burkett and E. Berner: pages 40 – 53 (Appendix A).

K. Mullin commended Chair for printing out copies Proctor and West Rutland Zoning regulations for each Commissioner.

VII. Comments from Public: None

VIII. Next meeting: Tuesday 9 May 2023

IX. Adjourn: K. Mullin made a motion to adjourn. T. Masuck seconded the motion. Motion PASSED. The meeting was adjourned at 7.32PM.

Respectfully Submitted by: E. Berner

