

**FINAL**  
**Development Review Board**  
**Wallingford Town Hall**  
**29 June 2022**  
**7:00 PM**

**Members Present:** L. Thayer (Chair), J. Burkett, J. Stone, E. Blaisdell

**Member absent:** D. Ballou

**Recording Secretary:** E. Berner

**Members of the Public:** None in-person

**Members of the Public via Phone:** M. Libman, C. Beer

**I. Call to Order:**

L. Thayer called meeting to order at 7:06PM.

**II. Review of Agenda:**

J. Stone made a motion to accept the Agenda as written. E. Blaisdell seconded. Motion PASSED.

**III. Introduce the DRB Member, who may disclose any Conflict of Interest:**

No member stated conflict of interest.

**IV. Open Public Hearing for Application:**

L. Thayer swore-in applicant C. Beer.

#22-22 by Beers Property, LLC to operate an Air BnB at 28 Weston Rd., East Wallingford (Parcel #1550028)

C. Beer stated that he has owned the house for nine (9) years and that it is used by him and his wife approximately 2-3 months a year as a vacation home.

J. Burkett asked if the property would be managed by a local Property Manager. C. Beer replied that yes it would be managed locally.

J. Burkett asked how close the neighbors were. L. Thayer stated that the house was on the corner of routes 140 and 155, and it was the only house on that side of the street.

J. Burkett asked if he intended to have any "rule of the house" e.g., noise hours, pets, how many people would be renting at one time. C. Beer replied that they would rent to no more than 6-8 people, the dog question has not yet been decided, house had 3 bedrooms, there would be enough parking for several vehicles with a gravel driveway. The barn on the property would be locked. J. Burkett asked about quiet hours again and L. Thayer explained that 11:00PM was the time set in the Town Ordinances. C. Beer agreed to 11:00PM.

J. Burkett asked if any "for rent signs" would be displayed on the property. C. Beer stated only on the website.

J. Burkett asked if the house would be a "smart house." C. Beer asked what that meant, after explanation replied no, the door lock would be the only "smart house feature."

L. Thayer asked if the guests would be instructed to call the property manager should any problems arise. J. Burkett asked if C. Beer had spoken to the neighbor concerning the property being an Air BnB. C. Beer replied he had.

L. Thayer what (if any) would be the minimum stay. C. Beer explained he anticipated the property being occupied on the weekends, there would be no one-day stays.

J. Burkett asked if there were any problems with the neighbors, if the manager was not doing her job what would happen. C. Beer stated he has spoken to his neighbor and she had his phone number in case a situation arose.,

L. Thayer asked about exterior lighting. C. Beer replied the lights automatically go on and off.

L. Thayer asked about the maximum stay allowed. C. Beer replied not more than 2-3 weeks. He would work with the property manager.

J. Burkett asked about dogs, how did he intend to control guest dogs, was the yard fenced in. C. Beer replied that the property manager had dog rules and would take a dog deposit.

L. Thayer asked if there were any more questions from the DRB members or from C. Beer. Hearing none, L. Thayer asked for a motion to close the hearing. E. Blaisdell motioned to close this application hearing and continue on to the next application. J. Burkett seconded and the motion PASSED.

#22-23 by N.H. Signs to add an external downlighting along the top edge of the fuel canopy of the CITGO Station located at 172 N. Main St. (Parcel #7000172).

L. Thayer swore M. Libman in.

M. Libman explained that the application was for an upgrade to the fuel canopy lighting at the CITGO station. The canopy size would not change.

J. Stone asked if the light bulbs would be visible. M. Libman stated a person would have to look up and under the canopy to see any bulbs. The canopy would not be internally lit.

J. Burkett asked how many lights. M. Libman replied the canopy would be lit on 3-sides to provide more ambient lighting

E. Blaisdell asked if that would be enough to light up the ground area. M. Libman replied not outside of the canopy area.

J. Burkett asked if all CITGO/Tennybrook stores were being upgraded like this. M. Libman replied yes.

J. Burkett asked if M. Libman was familiar with Wallingford. M. Libman replied he was familiar with Wallingford. J. Burkett cautioned that the property needed to not light up the area any more than it currently is.

E. Blaisdell asked if there were other properties in the area that had the new lighting. M. Libman did not know. E. Blaisdell asked if there were any around Rutland. M. Libman replied that the CITGO at 118 N. Main St in Rutland was undergoing lighting upgrade. J. Burkett asked if the canopy façade would be changed. M. Libman replied no, although he would like to see new graphics to freshen the sides.

L. Thayer confirmed that the new lighting would NOT be internally lit. M. Libman described the physical lights.

L. Thayer asked if there were other questions.

J. Burkett asked if the lights would be turned down/off per Town of Wallingford Ordinances. M. Libman replied lights would be turned off when station was closed.

L. Thayer asked if there were other questions again.

J. Stone made a motion to close this part of the Hearing. E. Blaisdell seconded. Motion PASSED.

**V. Executive Session:**

J. Burkett made a motion to close the hearing to public comments. E. Blaisdell seconded. Motion PASSED. DRB went into Executive Session at 19:45.

J. Stone made a motion to come out of Executive Session, E. Blaisdell seconded. Motion PASSED. DRB came out of Executive session at 20:02.

J. Burkett made a motion to approve the Beer application (Permit #22-22). E. Blaisdell seconded. Motion was PASSED with following conditions:

1. Quiet hours 11:00PM – 07:00AM.
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

J. Stone motioned that the CITGO lighting application (Permit 22-23) be continued on 3 August 2022 at 7:00PM in order to allow the DRB to view the suggest CITGO in Rutland

to determine the brightness of the new proposed lighting. E. Blaisdell seconded. Motion PASSED.

The Zoning Administrator was directed to contact the NH Sign Company to find out if there were other CITGO stations having a lighting upgrade besides the one in Rutland in other parts of Vermont and New Hampshire.

**VI. Approval Minutes of 25 May:**

Two changes were noted. J. Stone made a motion to accept the Minutes with noted changes. J. Burkett seconded. Motion PASSED.

**VII. Other miscellaneous business or discussion:**

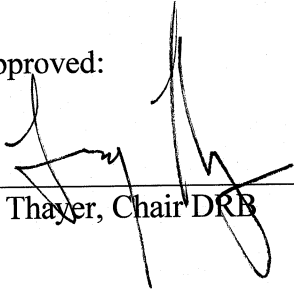
None

**VIII. Adjournment:**

J. Stone made a motion to adjourn the meeting for the evening but to continue on 3 August. E. Blaisdell seconded. Motion PASSED. Meeting adjourned at 20:09hrs.

Respectfully submitted: Erika J. Berner

Approved:

  
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L. Thayer, Chair DRB

11/16/23  
Date