

**Minutes**  
**Wallingford Planning Commission**  
**75 School St.**  
**Wallingford, VT 05773**  
**10 January 2023**  
**7:00 PM**

**Members Present:** Erika Berner (Chair), Lucy Thayer, Kevin Mullin, Jillian Burkett, T. Masuck.  
**Members of the Public:** None. PEG-TV Recorded

- **Chair to call meeting to order:** Meeting was called to order at 7:10
- **Additions / Deletions Agenda items:** Motion to accept made by L. Thayer. J. Burkett seconded. Motion PASSED.
- **Review and approval of minutes of November meeting:** Changes were noted in spellings. L. Thayer made a motion to accept with changes. T. Masuck seconded. Motion PASSED.
- **Zoning Administrator report:** 51 Permits were issued for 2022. E. Berner reported that the difference is because one (1) Permit was issued after the deadline for the Town report. One (1) Permit was issued already in 2022.

Two (2) permits issued in 2022 were for new housing. The permits were reported to the US Census as new housing permits data are collected by the Census.

- **Proposed Zoning Regulations:**

Discussion of RRPC review and suggested revisions:

E. Berner discussed the proposed changes to the draft Zoning Regulations received from Ed Bove at the Rutland Regional Planning Commission (RRPC). L. Thayer asked if the whole RRPC reviewed the draft or just E. Bove. E. Berner explained just E. Bove, as he is in Planning at the RRPC.

L. Thayer asked about the notations made on the front cover the draft (PUD, AUD, SFHA). E. Berner explained that they were notes for discussion. However E. Bove suggested that the Commission should consider placing the (Special Flood Hazard Areas) SFHAs that are on-line on the Town website in the draft as another appendix.

L. Thayer asked if E. Bove suggested the Commission talk about PUD (Planned Unit Development) even though they are optional. L. Thayer asked about AUD and should Group Homes be addressed. A short discussion followed about Group Homes being licensed by the State.

L. Thayer asked about PUDs. Discussion followed. L. Thayer offered to bring samples of other Town's PUD regulations.

K. Mullin asked about suggested change 9 commenting that what the Commission had drafted seemed reasonable. T. Masuck agreed that the proposed language was acceptable. L. Thayer asked if the word commercial in the proposal was what was objectionable. No change will be made.

*Suggested change #1:* E. Berner suggested that the term "The Act" be deleted and reference 24 V.S.A. Chapter 117 be used as applicable throughout the document. The Commission agreed (no motion). The sentence referencing "The Act" will be deleted from the Introduction.

*Suggested change #2:* Keep as in document

*Suggested change #3:* See change 1.

*Suggested change #4:* Suggested adding a 5<sup>th</sup> criterion concerning renewable resources. The Commission agreed to add. L. Thayer suggested that another criterion refer to the scenic beauty of the area. Short discussion followed. J. Burkett made a motion to add "effect the scenic and natural beauty of the area. K. Mullin seconded. Motion PASSED. Section 412 will be re-numbered with two additional criteria. (1-2 stay the same, 3 added reference to scenic and natural beauty, 4-5 numbers change only 6 added.)

*Suggested change #5:* E. Berner explained that Site Plan requirements are in the Vermont Statutes but the E. Bove suggested adding in requirements to draft perhaps similar to Castleton's. Short discussion followed. E. Berner will review Castleton and add to draft, also referencing Vermont Statue.

*Suggest change #6:* Special Flood and Hazard Areas be added to Draft so all information is in one document.

*Suggested change #7:* Remove referrals to AAP.

L. Thayer pointed out that section 420 requires a letter of intent from VTrans. She will check if that is still applicable.

*Suggested change 8:* Agreed to change Alternative to Renewable.

*Suggested change # 9:* Previously discussed in meeting.

*Suggested change #10:* Change wording of types of permits and who issues in introduction and tables.

*Suggested change #11:* Discussion of keeping the permitted uses in each section (501 – 505), or as they are in the tables, delete from each section. L. Thayer agreed with E. Bove's suggestion of deleting. T. Masuck suggested keeping it. L. Thayer suggested reformatting the Table and explanations, then start Table on separate page. J. Burkett agreed that Table should be reformatted. E. Berner will try reformatting and send to L. Thayer for comments.

E. Berner suggested changing the definition of "family" as in single-family dwellings, multi-family dwellings. The question being what constitutes a "family." US Census Bureau does not define the term "family." New term is "Housekeeping" rather than family. E. Berner continued to discuss the actual term from Rocket Mortgage dealing more with the type of dwelling (building) rather than inhabitants. Discussion followed. T. Masuck made a motion to remove the defined term Family in the draft definitions and use the definitions of single-and multi-family which is otherwise not marked in the Commission meeting packet (attached to minutes). K. Mullin seconded. Motion PASSED

**Comments from Public:**

J. Burkett noted she received an email from Shannon Pylick with comments for the Commission. L. Thayer asked if it had comments concerning the regulations. Short discussion followed if it were too late to receive emailed comments that the Commission did not have time to review.

K. Mullin passed out Livestock proposal for consideration at next meeting.

E. Berner asked for a motion concerning S. Pylick's emailed comments. L. Thayer made a motion to table discussion until Commission had time review them. T. Masuck seconded. Motion PASSED.

J. Burkett said J. Stone sent comments concerning short-term rentals. E. Berner will send to Planning Commission (or to DRB if applicable).

- **Next meeting:** Tuesday 14 February 2023
- **Adjourn**  
J. Burkett made a motion to adjourn, K. Mullin seconded. Meeting was adjourned at 8:02.

Respectfully submitted:



Change	Page	Section	Line	Suggestion(s)
1	4	101		Suggested either use term "The Act in all referrals or write out ACT number. Ed suggested using terms "The Act." I believe we might want to change all "the Act" to the reference the actual citation: 24 V.S.A. Chapter 117.
2	7	403	223	See written comment
3	8	406	268	See Change 1
4	9	412	327	Add suggestion
5	9	413		<ul style="list-style-type: none"> <li>• Need to add site plan standards (exactly what is required.</li> <li>• Review Castleton Regulations</li> </ul>
6	11	417		Suggested adding Flood Hazard as an Appendix to Zoning
7	11	421	435	Remove wording as indicated
8	14	427	537	Change wording as indicated
9	15	428		Comments. Cannot make landscaping for solar more restrictive that commercial development
10	16	Art V	698	<ul style="list-style-type: none"> <li>• Change PERMIT to read Administrative permit.</li> <li>• Add wording to DRB definition</li> <li>• Change word PERMIT in Tables to ZA</li> </ul>
11	19	501, 502, 503 504 505		<ul style="list-style-type: none"> <li>• Suggested not repeating paragraphs for each Article. I believe we should keep repeating for clarity.</li> <li>• See comments</li> </ul>

**Dwelling, single-family** means a detached building designed for or occupied exclusively for residence purposes by one family or housekeeping unit.

**Dwelling** means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

**Multifamily dwelling** means a structure that contains more than one separate residential dwelling unit, which is used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of one or more persons.

**Multifamily dwelling** means a building containing more than one dwelling unit.

#### WHAT'S THE DIFFERENCE BETWEEN A SINGLE-FAMILY HOME VS MULTIFAMILY HOME?

- Posted by Tech 24 Construction
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Single-family homes and multifamily homes are two of the most popular real estate investment opportunities, and when working with single-home or multifamily renovation contractors, understanding the differences between the two is crucial.

A single family home is a freestanding structure that shares no common walls with another residence.

Multifamily homes contain separate residential units within a single structure.

A residential unit here is defined as a room or group of rooms intended for occupancy by a single family. The units can be adjacent either horizontally or vertically, and they typically share a heating system and public utilities such as water and sewage. Apartment buildings, condominium complexes, and duplexes are all considered multifamily homes.