

MINUTES

Development Review Board
Town Hall, 75 School ST.
Wallingford, VT 05773
7:00PM

Members Present: D. Ballou (Vice-Chair), Elizabeth Blaisdell, J. Burkett

Members absent: L. Thayer (Chair), J. Stone

Members of the Public: S. Harshman, N. Flanders

Meeting was recorded by PEG-TV

- I. **Call the meeting to order:** Meeting was called to order by D. Ballou at 7:05PM (19:05 hrs.) Participating members of the DRB were introduced.

- II. **Review of the Agenda:** D. Ballou called for any Agenda revision. Motion to accept Agenda was made by J. Burkett. E. Blaisdell seconded. Motion PASSED.

- III. **Swear in interested Parties to the Public Hearing**
 - D. Ballou asked if there was any Conflicts of Interests. There were none.

 - D. Ballou swore in S. Harshman and N. Flanders.

 - a. **Open to Public Hearing on Application #23-25 (S. Harshman)** Applying for approval to operate a short-term rental at 1774 US Rte. 7 South (aka Sparkle on the Rocks) Wallingford (Parcel Id: 7011774). Property is in the Agricultural Rural Residential Zoning District.
 - J. Burkett asked about the other member of the public (N. Flanders) and reconfirmed the parcel number.

 - S. Harshman explained she was applying for a short-term rental with a 2- day minimum with maximum of 8 guests, already approved by the Fire Marshal.

 - J. Burkett asked S. Harshman what was her definition of a short-term rental. S. Harshman replied 2-day minimum and 5-day maximum stays. She corrected to two weeks maximum.

 - J. Burket asked if S. Harshman would be holding any events in the house, emphasizing that the Hearing was about the house not the barn. S. Harshman replied if she would hold any event(s), it would be small gathering(s) of art women not more than 12 participants. J. Burkett asked if the Fire Marshal approved of 8 guests. S. Harshman said yes because after 8 guests, there has to be commercial sprinklers.

D. Ballou asked about the septic system capacity. S. Harshman replied the capacity is 1,000 gallon per day.

J. Burkett asked if the property would be an Air BnB or a B&B. S. Harshman replied neither. Rentals would be through the Sparkle Barn website. There would be no-one on-site but that she does have a presence onsite in one of the cabins.

E. Berner asked if she would be living in one of the cabins. S. Harshman explained that no, she lives off-site the cabin would be a “footprint” on-site only.

J. Burket stated S. Harshman would be doing a B&B – serving food. S. Harshman replied there might be a “Welcome” basket from Sweet Birch but no food.

D. Ballou asked if there were no more questions, for a motion to close the Hearing. J. Burket made a motion to close the Hearing. E. Blaisdell seconded. Motion PASSED.

J. Burkett made a motion to go into Deliberative Session. E. Blaisdell seconded motion. Motion Passed.

DRB entered into Deliberative session at 7:14PM (19:14 hrs.)

DRB exited Deliberative Session at 7:45PM (19:45hrs.)

DRB approved Permit with following conditions:

1. Comply with Fire Marshal requirements.
2. Comply with State Health inspection requirements.
3. Adhere to the 8-guest rule.
4. As stated, 2-day minimum and 2-week maximum stay for guests.
5. Temporary special small gatherings of no more than 12 participants.
6. Permit applies to the Main House only. Any other activities will require separate permits.
7. Must comply with all State wastewater permit requirements.

D. Ballou asked for a motion to approve “Conditional Uses as setup. J. Burkett made a motion. E. Blaisdell seconded. Motion PASSED.

IV. **Approve minutes of 27 July 2023:** E. Berner pointed out one change in red. J. Burkett added (under section VII Business) “. . . issued to build in that area *but would look further into the history*. J. Burkett made a motion to approve the minutes of July 27th with changes and additions. E. Blaisdell seconded. Motion PASSED.

V. **Open meeting to public:** None.

VI. **Any other business if discussion:**

D. Ballou noted that the DRB agreed to discuss Rule of Procedures and asked for a discussion or tabling until the next meeting. L. Blaisdell made a motion to table Approval of Rules of Procedures J. Burkett seconded. Motion PASSED.

E. Blaisdell discussed the schedule of DRB meeting to be third Thursday of the month rather than fourth. E. Berner asked if it was possible to meet on the third Wednesday of the month. A short discussion followed. J. Burkett made a motion to move the DRB monthly meeting to the 3rd Wednesday each month. E. Blaisdell seconded. Motion PASSED.

E. Blaisdell asked if anyone from DRB would be attending the Select Board meeting (5 September) in reference to the conduct of DRB issuing a permit. A short discussion followed. L. Blaisdell is going to attend, J. Burkett (may attend) D. Ballou will check his calendar and he would try to attend.

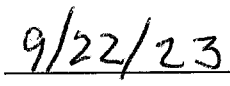
VII. **Adjourn Meeting:** J. Burkett made a motion to adjourn the meeting. E. Blaisdell seconded. Motion PASSED. Meeting was adjourned at 8:05PM (20:05 hrs.)

VIII. **Next scheduled meeting of DRB:** 20th September at 7:00PM (19:00 hrs.).

Respectfully Submitted by Erika J. Berner



David Ballou, Vice-Chair



Date