

Minutes
Development Review Board
Wallingford, VT 05773
8 June 2023
7:00 PM

Members present: L. Thayer (Chair), D. Ballou, J. Burkett, E. Blaisdell, J. Stone
Public in attendance: T. Page, Heather Page

I. Call the meeting to order:

II. The chair called the meeting to order at 7:01.

III. Review the Meeting's Agenda.

L. Thayer suggested adding the topic "Rules of Order" to Item VIII. E. Berner noted that topics a and e in Item III were duplicates of topics B and C. D. Ballou made a motion to accept the Agenda with changes. J. Stone seconded. Motion PASSED.

IV. All parties that intend to testify in the Hearing are to be Sworn in

a. Open the Public Hearing on Application 23-15 (Timothy Page) Build a 35' x 24' 2 bedroom/2-bathroom carriage house. The ground level would be unfinished garage space with living area above. Build according to Wallingford Flood Hazard Area Regulation 310/7/1/1 (Section 6)

b. Receive New Testimony.

c. Make Motion to close (or continue if necessary) the Hearing to Testimony.

L. Thayer opened the discussion by asking if any member had any conflicts of interest with the applicant. D. Ballou disclosed his knowing the applicant's Mother.

L. Thayer swore in applicant T. Page.

L. Thayer asked T. Page if he wished to make any comments or had additional information.

T. Page explained the purchase history of 1 Creek Rd. He went on to explain that he had contacted the Zoning Administrator, and had been working with the ZA, K. Medash and his civil engineer before submitting the application.

J. Stone commented that it appeared to be a thorough study and it would not raise the flood plain, even though the channel [near the property] probably had construction dirt in it.

T. Page when asked about building dimensions, replied that they might change to 30-32 feet but not more than 35 feet.

L. Thayer asked about setbacks. T. Page replied he would readjust the building's position if necessary.

J. Burkett asked about flood waters that could flow through the garage.

L. Thayer asked why the building might be located so far back from the road and so close to the existing channel. T. Page replied that he believed a right of way may exist in the front of the lot.

J. Burkett asked if T. Page intended to build a deck off the back of the house. T. Page replied he was not sure yet.

L. Thayer referred to K. Medash's email (included in the member packet and attached to minutes) concerning base flood depths and base flood flow. T. Page replied that the proposed flood baffles would not raise the flood waters over the Ordinance limit. He also stated that in speaking with the Civil Engineer, the Otter Creek is not prone to flash flooding and that there would be time to evacuate the building if needed.

L. Thayer asked if T. Page had spoken to an architect and did he have any architectural drawings. T. Page said he would have the Civil Engineer look at the proposed site plan with everything showing (building, rights-of-way etc).

L. Thayer asked about water and sewer. T. Page told the Board that the Wallingford Fire District had send him a letter and email showing that the property had hook-ups for water and sewer.

Discussion of the topography of the street and building followed.

L. Thayer requested if it was possible to see drawings before approving the permit application showing where property pins are located. T. Page replied he did not want to spend any more money going forward without approval.

J. Burkett inquired if additional documentation concerning river management was needed as permit was for Conditional Use. L. Thayer replied that the building needed to meet the requirements in the Hazardous Plan for where the building is located, where the flood vents would be located and to ensure the building is above the flood plain.

D. Ballou commented that it appeared the building would have flood baffle like the house in Bridgewater.

J. Stone asked where the utility boxes (circuit breakers) would be located. T. Page said there would be no electrical outlets in the garage and the breakers would be more than 4-feet above the flood as would the outside lights. The first level of the building would be built with pressure-treated lumber.

L. Thayer suggested that the DRB Continue the Hearing with more information. J. Burkett said T. Page had supplied a lot of information. T. Page pointed out the Town water plant was located lower than the elevation of this lot.

J. Stone commented that the risk of the building flooding lies with the home owner, not the Town.

J. Burkett asked about the location of the driveway. T. Page assured the Board that P. Baker had already approved the driveway location.

L. Thayer asked if there were any more questions. J. Stone commented about a site plan.

V. Motion to enter Deliberative Session (If necessary).

D. Ballou made a motion to go into Deliberative session. E. Blaisdell seconded. Motion PASSED. DRB went into Deliberative Session at 7:41.

VI. Motion to exit Deliberative Session.

J. Burkett made a motion to come out of Deliberative Session. E. Blaisdell seconded motion. Motion PASSED. DRB came out of Deliberative Session at 8:01.

DRB will continue the Hearing and will ask the applicant for the following additional information.

1. Site plan showing:
 - a. Property lines, encumbrances on the parcel (easements, right of way, etc.), river, streams, and utilities (mention of a manhole on the property at meeting)
 - b. Proposed setbacks/building location, 'development envelope' where buildings are allowed
 - c. Proposed garage floor elevation
 - d. Proposed second floor elevation (for living area)
2. If the applicant has a survey of the property, please provide it at full size (he mentioned they had one)
3. Proposed tree and vegetation clearing information: Request for applicant to reach out to state agencies (ANR) regarding recommended vegetated buffer that should be retained along rivers/streams (floodplain, river management)

- 4. Information on flood proofing: (written description, product info, images showing style of architecture, preliminary architectural info/description, or any other information the applicant has about flood proofing)

VII. Approve Minutes & Decision from Hearing 5 April 2023:

J. Burkett made a motion to table minutes approval. D. Ballou seconded. Motion PASSED.

VIII. Reorganize (Nominate and elect Chair and Vice Chair):

J. Burkett nominated L. Thayer for Chair. J. Stone seconded motion. Motion PASSED.

J. Burkett nominated D. Ballou for Vice-Chair. E. Blaisdell seconded. Motion PASSED.

IX. Open Meeting to Public Input (time limits may be imposed)

No Public comments.

X. Rules and Order:

E. Berner reviewed the draft of Rule of Procedure and Conflict of Interest Policy (2007) of the DRB and examples of same from Shaftsbury (2013) and Thetford (2006). D. Ballou made a motion to table discussion until next meeting. J. Stone seconded motion. Motion PASSED.

L. Thayer suggested that the DRB schedule a monthly meeting so that it would be on the calendar. The meeting could be cancelled if there was no business for that month. J. Burkett made a motion to schedule a DRB meeting the 4th Thursday of every month. E. Blaisdell seconded motion. Motion PASSED.

XI. Close the Meeting and Hearings. The next meeting of the DRB -TBD

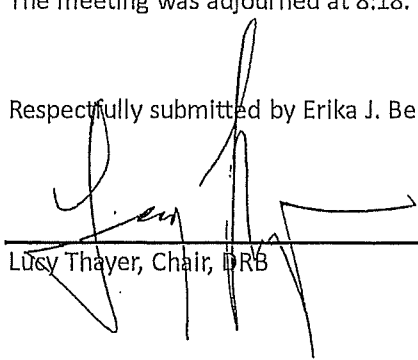
D. Ballou made a motion to adjourn the meeting but to Continue the Hearing until 29 June.

J. Stone seconded the motion. Motion PASSED.

XII. Adjourn

The meeting was adjourned at 8:18.

Respectfully submitted by Erika J. Berner



Lucy Thayer, Chair, DRB