

Minutes**Planning Commission**

Town of Wallingford VT.

13 February 2024

7:00 PM

Town Hall

75 School St., Wallingford Vt. 05773

Members Present: E. Berner (Chair), T. Masuck, J. Burkett, K. Mullin**Alternate Member Present:** J. Biasuzzi**I. Chair to call meeting to order**

Meeting called to order at 19:03 (7:03 PM)

II. Introduction to Planning Commission members

No public present

III. Additions / Deletions Agenda items

J. Burkett made a motion to accept Agenda as written. K. Mullin seconded motion. Motion PASSED

IV. Approve January 2024 and November 2023 minutes

J. Burkett made a motion to table approval of January minutes. K. Mullin seconded motion. Motion PASSED.

T. Masuck made a motion to table approval of November minutes. K. seconded motion. Motion PASSED

V. Review Public Hearing comments to Proposed Zoning Regulations

E. Berner explained that approved changes from the Public Hearing were added or deleted to Draft Zoning Regulation 28 and were highlighted in yellow.

There were other changes discussed during the Hearing that needed Planning Commission review: such as the stated setbacks for fences in section 423, section 502 setbacks, a request for Zoning maps be added to document, other suggestions from the hardcopy J. Biasuzzi handed to the Commission the evening of the Hearing.

Discussion followed of proposed changes to Draft 28. T. Masuck made a motion to accept all the changes as discussed to the document. K. seconded motion. Motion PASSED. (See attached matrix for changes.)

E. Berner said the proposed changes could be made to the document and that version could be sent to the Select Board in time for the scheduled 20 February meeting. T. Masuck made

a motion to send the proposed Zoning Regulations with approved changes to the Select Board. K. Mullin seconded it. Motion PASSED.

VI. Begin Review of Town Plan (expires June 30 2025)

E. Berner informed the Planning Commission that the current Town Plan will expire on 30 June 2026, not 2025. The renewal had been discussed at the Rutland Regional Planning Commission (RRPC) as one of the Rutland country towns that have Town Plans expiring. The RRPC is working on a plan to provide more technical support to those towns revising their Town Plans, and will be contacting those towns in the near future.

VII. Planning Commission member Resignation

E. Berner informed the Commission that L. Thayer had resigned from the Planning Commission, and her resignation had been accepted by the Select Board.

VIII. Any other business

None

IX. Next meeting of the Planning Commission 12 March 2024

X. Adjourn

K. Mullin made a motion to adjourn the meeting. T. Masuck seconded the motion. Motion PASSED. The meeting was adjourned at 20:14 (8:20 PM).

Suggested and Accepted Changes to Draft Zoning Regulations from Public Hearing and 13 February Meeting of Planning Commission. (New changes are highlighted in document in yellow. Changes approved from previous meetings are in red font.) NOTE: left side line numbers will be deleted upon final approved document.

Page	Sections / Item(s)	Action or Deleted Item
3	703 Singles Mobile Homes	Section Deleted
3	704 Exceptions	Rename 703 – Exceptions
3	Appendix C – Maps	Added to Table of Contents
7	403 – Existing Small Lots	Added to sentence: unless specified otherwise per State Statute.
9	413 Site Plan Development Approval and Procedures	Deleted: No Zoning Permit shall be issued by the Zoning Administrator for any use or structure requiring Conditional Use approval, until the Development Review Board grants Site Development Plan Approval.
10	Section 414 Shoreland Protection Act Standards	Deleted: Activities that do not require a permit: <ul style="list-style-type: none"> • Maintenance, but not expansion, of lawns, gardens, landscaped areas, and beaches in existence on July 1, 2014; • Creation of one 6-foot-wide footpath to mean water level; • Construction within the impervious surface footprint in existence July 1, 2014; • Wastewater systems and potable water supplies; • Repair and replacement of transportation infrastructure, including private roads; silvicultural (forestry) activities; agricultural activities; • utility projects and lines; • projects with an Act 250 permit; projects within designated downtowns and village centers; and certain urban and industrial redevelopment. Added: When dealing with permitting, consult Permit Navigator or consult with State Community Assistance Specialist.

10	415 Uses not Permitted	Deleted: Marijuana dispensary, methadone clinic
10	416 – Abandonment of Structure / Structure Materials	Changed: Reference to 1 year changed to 2 years to align with permit validity
11	421 – Exceptions to Town Permit Requirements	Added: Vendor added to last sentence: Marketing of goods, materials, food, etc., for longer than this permitted period requires the applicable zoning permit or town vendor license.
13	423 – Fences	Changed: 4 feet changes to 30 inches Word only inserted second paragraph. Boundary line fences shall be allowed only
18	Section 502 (4) Minimum Setbacks	Changed: Setbacks: Residential Front from 150 to 100 feet Non Residential Front from 200 to 100; Rear from 65 to 50 feet; Side(s) from 65 to 30 feet
28	Section 703 – Single Mobile Home	Deleted: Application to the Town of Wallingford, and a permit, shall be required by any person wishing to maintain, establish, station or park a mobile home use on an individual parcel of land subject to all applicable Town and Vermont regulations.
28	Section 704 – Exceptions	Renumbered: 703 - Exceptions
29	Section 801 (3)	Deleted: The initial fee for a permit for a trailer or recreational campground shall be \$50.00, payable to the Town of Wallingford.
38	Definitions Camp	Added: State Statute Reference
42	Definitions Lot Frontage	Deleted: Each division line between any land and a public highway right of way or a private vehicular right of way existing or proposed. Also the length of such line.
50	Appendix C	Added: Appendix with maps of Zoning Districts