

SPECIAL MEETING
Town of Wallingford
Development Review Board
Tuesday 12 May 2026 — 6:00 p.m.
Wallingford Town Hall
75 School Street, Wallingford

Members in attendance: B. Dobbins (Chair), D. Ballou (Vice-Chair)

Members via Phone: E. Blaisdell, J. Burkett

Members of the Public: G. Mayer

I Call Meeting to Order

Meeting was called to order at 18:00 hrs. (6:00)

II Agenda Additions/Deletions

J. Burkett made a motion to accept the Agenda as written. D. Ballou seconded. Motion PASSED

III Approve Minutes of March and April meetings 2026

J. Burkett made a motion to table. B. Dobbins seconded. Motion PASSED.

IV Permit application 26-08 continued from 27 April meeting: Town of Wallingford Salt/Sand Shed

B. Dobbins read the permit again and asked for questions.

J. Burkett asked who from the Town filled out the application. E. Berner explained she had been asked to fill it out.

J. Burkett asked for clarification on the size of the existing sheds. G. Mayer explained he measured the buildings. Existing sand shed is 82 x 56 and existing salt shed is 27 x 15 not counting bump-out on side. Total footprint is 4,997 square feet. New sand shed is 80 x 65 or 5,100 square feet. -About a 100 square foot difference between the old and new.

J. Burkett major concern is building is in the flood plain. The Town does not carry flood insurance. J. Burkett said we cannot assume FEMA will reimburse the Town for Flood damage and we cannot ask the taxpayers to for a flood event. J. Burkett that this required more discussion. G. Mayer couldn't address the insurance; the building does meet state requirements. The building has a 4 foot concrete foundation around it. J. Burkett asked if anyone knew the flood from Irene. E. Berner said that the flood ever did not reach the building in the last flood. [2023] also the east side of the street is a little bit higher than the west side. G. Mayer comments that the new building would be more resilient than the current building.

J. Burkett explained that she was concerned that the Town does not carry Flood Insurance and perhaps it should. G. Mayer couldn't answer but explained that the destruction would be minimal since the building is 4 feet above and 4 feet below ground on 3 sides. Discussion followed.

J. Burkett asked if the neighbors had been informed. E. Berner spoke with P. Baker, and the new building will be on the same footprint and will not be in any setbacks.

B. Dobbins asked if there were any more questions. There were none. B. Dobbins asked for a vote. D. Ballou made a motion to vote on the permit. E. Blaisdell seconded. E. Berner asked for clarification if the vote was to approve the permit application. J. Burkett asked about a Construction date. E. Berner explained the building would be demolished, the site prepared and the building would be completed in August. J. Burkett asked about debris disposal. G. Mayer explained that the materials would be used by a town resident for construction on his property. He will be helping with the demolition. J. Burkett stated that it should be transparent. G. Mayer replied it was in the Select Board minutes. He further explained that the debris would be used on the property. J. Burkett asked if there was any payment to the resident. G. Maer replied no.

B. Dobbins called again for a motion and a second. E. Berner asked if there were any conditions. There were none. Motion PASSED.

V Facts of Findings (Mitchell) from 28 April 2026 Hearing

J. Burkett asked that page one be read or screen shot as she had two pages of the same. B. Dobbins read page one.

B. Dobbins asked for any objections other than a date change. B. Dobbins asked for a motion to accept the Facts of Findings as corrected. D. Ballou made the motion. E. Blaisdell seconded. the motion. Motion PASSED.

VI Discuss updates/changes to DRB procedures

B. Dobbins asked for changes. J. Burkett moved to Table. D. Ballou seconded. Motion PASSED.

VII Request any Public input: None

VIII Other miscellaneous business or discussion

E. Berner explained that there were a few added items to the information packed that she thought the DRB would like to be aware of. The new DRB member will receive the information in a notebook. B. Dobbins asked for any discussion. - None

IX Adjourn: Next monthly scheduled meeting is 26 May 2026

D. Ballou made a motion to adjourn. E. Blaisdell seconded. Meeting was adjourned at 18:26 hrs. (6:26PM)

Respectfully submitted by: E. Berner