

Minutes

Development Review Board
Town Hall, 75 School St.
Wallingford, VT 05773
17 July 2024
7:00 PM

Members Present: David Ballou (Vice Chair), Jill Burkett, Elizabeth Blaisdell

Members absent: Lucy Thayer (Chair) and Jason Stone

Public in attendance: John Cacace, Katie Cacace

I. Call the meeting to order

Meeting was called to order at 7:05 (19:05) by Vice-Chair David Ballou

II. Swear in interested Parties to the Public Hearing:

D. Ballou swore-in John and Katie Cacace.

1. D. Ballou then read aloud application permit 24-15: Conditional use of building for short term rental in ARR Zone.

Receive New Testimony and Discussion

J. Cacace explained that he and his wife purchased the property while still teaching in Massachusetts. Starting with the 2024 school year, they will both be teaching in Rutland living in the house. However, during the summer when they are on vacation and during other school vacation times and possibly long weekends, they would like to rent out the entire house.

D. Ballou opened the Hearing for questions from the DRB members.

J. Burkett asked if there would be any "Rules of the Property. And about the neighbors.

J. Cacace replied that they would have "Rules of the House" and that the neighbors are far enough from the house so as not to be disturbed.

J. Burkett asked about the maximum number of guests. J. Cacace replied 8 guests, no parties or events allowed.

D. Ballou asked if they had a property manager or someone to call if there was a problem while they were away. K. Cacace said they were trying to find one and that there were some in Ludlow. J. Cacace said they would certainly have one.

J. Burkett asked about smoke detectors. J. Cacace assured the DRB that smoke detectors were installed in every room including the kitchen.

J. Burkett asked about parking so as not to inconvenience their neighbors. J. Cacace said they had a circular drive that would accommodate 4-5 vehicles.

D. Ballou realized he had not introduced the DRB member to the Cacaces and did so.

D. Ballou asked if there were any more questions.

J. Burkett asked if the house would be an LLC, seeing as the application fee was paid for by an LLC check. J. Cacace said that it would be.

E. Blaisdell asked how long the Cacaces have been in Wallingford. J. Cacace said they purchased the property in March and have been slowly moving in ever since.

Discussion followed concerning schools in the area.

Receive Public Comments: None

D. Ballou closed the Hearing and thanked the Cacaces for coming in.

2. D. Ballou read **Application #24-16:** (Tamara Musto) Permit to operate restaurant at 15 South Main St.

Receive New Testimony: no one was present to give testimony.

Discussion of application:

J. Burkett read both supporting application letters, and said she had no problem with the application.

Elizabeth Blaisdell also said she had no problem with the application.

J. Burkett asked what the proposed operating hours for the Wallingford Market were and would Tamara's be open at the same time or have different hours. E. Berner reviewed the previous minutes and replied that the proposed Market Hours were 7:00AM – 9PM Monday – Sunday). Discussion followed that the hours would fall within the Market's Operating hours. J. Burkett mentioned that outside seating would have Health Department approval as to the maximum number of seats allowed.

D. Ballou closed the Hearing.

III. **Motion to approve/disapprove applications**

D. Ballou asked for a motion to approve application 24-15 Conditional Use of property for short term rental. E. Blaisdell made a motion to approve the application. J. Burkett seconded. Motion PASSED with following conditions:

- 1) Maximum number of guests: 8
- 2) There must be a Property Manager
- 3) All vehicles must be parked off the street
- 4) All State Permits must be acquired.

D. Ballou asked for a motion to approve application 24-16, permit to operate a restaurant in the Wallingford Village Market space at 15 South Main St. J. Burkett made the motion. E. Blaisdell seconded. Motion PASSED with conditions:

- 1) Tamara's will hours will fall within the Market's operating hours.
- 2) All necessary State permits will be acquired.

IV. Approve Minutes of 29 November 2023, 24 January 2024, 21 February 2024, and 27 March 2024

1. 29 November minutes: D. Ballou made a motion to table the minutes. E. Blaisdell seconded. Motion PASSED.
2. 24 January minutes: D. Ballou made a motion to table the minutes. E. Blaisdell seconded. Motion PASSED.
3. 21 February minutes: J. Burkett made a motion to table minutes. E. Blaisdell seconded. Motion PASSED.
4. 27 March minutes: D. Ballou asked for a motion to accept the minutes as written. E. Blaisdell seconded. The motion PASSED.

V. Open Meeting to Public Input (time limits may be imposed) None

VI. Any Other Business or discussion

After brief discussion concerning signage heights of Sweet Birch Bakery and Wallingford Village Market, ZA was directed to speak to Block owner (M. Kinney) to ask if the Sweet Birch Bakery sign could be raised in height to match the Wallingford Market sign.

VII. Adjourn next scheduled meeting of the DRB 14 August 2024

E. Blaisdell made a motion to adjourn the meeting. J. Burkett seconded. Meeting was adjourned at 7:35PM (19:35).