

Wilmington Planning Commission
Meeting Minutes
Monday, November 6, 2017
Meeting Time: 4:30 PM

Open meeting.

Cheryl called the meeting to order at 4:27 pm

In attendance: Cheryl LFlamme, John LeBron, Angela Yakovleff

Visitors: Wendy Manners-Seaman, Will King, Scott Tucker, Town Manager

Possible additions to the agenda

None

Approve minutes from 10/23.

John made a motion to approve the minutes of October 23, 2017.

Cheryl seconded.

In favor 3

Opposed 0

Public comments

None

Discus solar project proposed for Jim & Jane Saulnier property on West Main St.

Craig and Cheryl made a site visit to the Saulnier property on West Main St. There would be nothing visible from the road if solar panels were installed. 500 kw is the largest that is able to be built under net meter. GMP users would be able to benefit. KW would be available to any GMP user. Intent is to offer to larger users, no residential users.

John asked how certain Alternative Energy Development Corp is that they'll Be able to sell this. Will said all energy produced might not stay in Wilmington. All presently developed projects are sold out.

If there are not enough sales to large businesses discussion of forming a co-op With small businesses could be formed. GMP would deal with metering of These businesses.

Additional discussion concerned benefits of such an array to the Town, and the process moving forward.

Cheryl made a motion the Planning Commission approve the parcel 020-20-036 Of Saulnier property east site as a preferred site with the recommendation to the Select Board that as much as possible the off-takers are local businesses and the Town.

Angela seconded.
In favor 3
Opposed 0

Craig recommended we invite Will down to the meeting with the Select Board.

Discuss Town Plan

Cheryl recommended we set aside the conversation until the next meeting.
John will reword the sections concerning committees. Wendy said the data in the Town Plan is somewhat time sensitive.

Discuss the proposed Flood and Fluvial Erosion Regulations

Based on information from our last meeting, the Planning Commission recognizes there is opposition to the recommended free board. There was discussion of possible changes. Act 250 uses a two foot water board. It makes sense to align our document with this.

Craig noted that what we have suffices, but in the event of a flood there is no reimbursement post flood.

Change the language to recommend, but not require
We will recommend, but not mandate the higher free board showing the benefits of having a higher free board.
Wendy said the DRB could take a similar approach.

At the previous meeting there was also pushback on river corridor mapping. Craig said we have to have river corridors, even though the mapping is old. It affects the percentage of reimbursement post flood.

Craig suggests another meeting with interested parties. We will invite John Broker-Campbell (VT-ANR), Alyssa Sobetto (WRC), and Josh Carvajahal (ANR). Cheryl will work with Alyssa to put together a list of affected Property owners.

The next meeting will be in depth work on the Town Plan.

Close meeting.

John made a motion to adjourn at 5:50 pm.
Angela seconded.
In favor 3
Opposed 0

Next meeting: November 20, 2017 at 4:00 pm

Respectfully submitted,
Angela Yakovleff
Scribe