

**Wilmington Selectboard/Sewer Commission**  
**March 28, 2012 at 6:00 p.m.**  
**MINUTES**

**Selectboard Members Present:** Thomas Consolino, Margaret Streeter, Diane Chapman  
*Absent:* James Burke, Susan Haughwout

**Others Present:** Scott Murphy, Town Manager, Dawn Baxter, Administrative Assistant, Alice Herrick, Zoning Administrator, Karen Grinold, Planning Commission, Nicki Steel

Consolino called the meeting to order and opened the Public Hearing to discuss Zoning Amendments I and V at 6:05 p.m. in order to hear public comments and concerns.

Nicki Steel, as a member of the public, went through the amendments to comment and suggest modifications as follows:

- Section 110 G: Nicki questions how value of building and land would be determined, since “value” is subjective and difficult to quantify.
- Section 120 1<sup>st</sup> paragraph: Currently there are no Articles III and IV
- Section 511 B: No terms are listed. Currently there are staggered three year terms for members and two year terms for alternates.
- Section 512 L: The first sentence should read: “Waivers may be considered by the Development Review Board (DRB) for all buildings to reduce existing setbacks and dimensional requirements in the Residential District.” – Nicki also commented that it’s unfortunate that this only applies to the residential district because there are also issues in the Village. She would like this to apply in all districts and to all structures. Karen Grinold, Chair of the Planning Commission pointed out that administrative waivers can be issued for these cases. It was also suggested that the DRB Waivers be cross referenced with the Administratively granted Waivers.
- Section 512 M 7: Nicki believes that the word “Building” should replace “structures” because buildings are treated differently from structures. She also commented that many structures that might benefit from a waiver provision are not non-conforming residential structures. Karen stated that the Planning Commission used this language intentionally order to keep firm restrictions on commercial uses in the residential district.
- Section 520 A3: Nicki suggested that the last sentence should be moved to the beginning of the paragraph. In the second sentence, “permits” should be plural.
- There was a discussion about how waivers should be granted. Nicki commented that waivers that could be administratively approved are very few and for small projects. Waivers that could go before the DRB could be larger in scale and more involved.

There being no further business, Consolino closed the public hearing at 6:35 p.m.

Selectboard Comments:

Chapman inquired about whether or not the two foot setback rule is ever used. Zoning Administrator Herrick responded that older houses were traditionally built closer to the road and it is in those cases that waivers would be applied.

Karen stated that the goal of the ordinance is that it be written with enough provisions that it should allow for every scenario as to make the issuance of variances completely unnecessary.

The Town Manager stated that the changes are minor. The next step is to make language changes and to discuss them at next meeting.

There being no further business, Chapman motioned to adjourn. Streeter seconded. All in favor. The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Dawn Baxter

Thomas P. Consolino

Meg Streeter

Diane Chapman

James R. Burke

Susan J. Haughwout