

**Planning Commission Reporting Form  
for Proposed Wilmington Town Plan  
July 24, 2017**

This report is in accordance with 24 V.S.A. § 4384(c) that states:

*“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. **The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.**”*

Consistent with the goals of **§4302**, the proposed municipal plan update:

- a. Promotes public health, fire safety, prevention/mitigation of floods and other safety dangers. In particular, this Town Plan update expands on flood resilience planning goals.
- b. Promotes general welfare and prosperity of the citizens through economic development of the Wilmington Designated Downtown and recreational resort development in target areas utilizing the town’s natural resources.
- c. Mitigates impact on agricultural, forest, and other open lands by encouraging clustered growth and minimizing development on Conservation lands.
- d. Encourages appropriate architectural design through the protection of historic and natural features of the town.
- e. Encourages the development of renewable resources through the promotion of energy efficiency, and protection of open lands, water supplies, and forests.
- f. Promotes outdoor recreation development utilizing the towns’ natural features and resources for enhanced recreational opportunities for visitors and residents.
- g. Protects from undue congestion through managed population density, provision for adequate sidewalks, parking, walkways, and trails, and protection of natural areas for preservation of peace and quiet.
- h. The Designated Downtown addressed in this Plan and its administrative arm, Wilmington Works, is working to create a rich cultural environment and to foster the arts.

This update of the 2015 Town Plan for the purpose of re-adoption addresses:

1. Updated Policies, Goals, and Action Plans for executing on key town initiatives
2. Implementation plans for carrying out the Policies, Goals, and Action Plans of this Municipal Plan.
3. Updated Maps
4. Land Use planning for a possible new district to promote preservation of open-lands through inclusion of a new district with (3-?)5 acres minimum lot size. (Plan text says 5 acres.)
5. The addition of energy siting standards to guide solar and wind application reviews

*If the proposal would alter the designation of any land area, the report should cover the following points:*

This update of the Town Plan adds a district requiring 5 acres minimum Resort Residential District to promote preservation of open lands.

1. *The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

The probable impact of the addition of a 5 acre minimum district is to preserve current open lands that are not appropriate for the severe limitations of a conservation district designation, but where density limitations will help to preserve the rural and agricultural character of the town.

*2. The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*

*(A) the municipal tax base; and (B) the need for public facilities;*

Preventing increased density in limited districts will not have a likely impact on the municipal tax base or the need for public facilities. These lands are not currently developed, nor would they likely be in the foreseeable future. The district designation is to ensure that this will continue to be the case.

*3. The amount of vacant land which is:*

*(A) already subject to the proposed new designation; and*

*(B) actually available for that purpose, and the need for additional land for that purpose.*

As a newly proposed district, no lands are currently subject to the proposed new designation. All lands that are currently in the Residential District with a one (1) acre minimum lot size are available for the purpose of becoming Rural Residential District with a five (5) acre minimum lot size. Only those areas where lands are substantially open and in excess of ten (10) acres are proposed for this new designation. This change would allow any smaller lots in this new district to continue as a legal nonconformity while prevent other, larger lots from being subdivided into anything less than five (5) acre lots except as allowed for under a Planned Unit Development.

*4. The suitability of the area in question for the proposed purpose, after consideration of:*

*(A) appropriate alternative locations;*

*(B) alternative uses for the area under consideration; and*

*(C) the probable impact of the proposed change on other areas similarly designated*

As noted above, the Rural Residential District designation is design to protect and preserve open lands that are currently less dense and where it is desired they maintain a less dense development pattern. Appropriate locations for less density has been considered town-wide with a goal of encouraging clustered growth centers while preserving open land and less dense growth in other areas. This will help to preserve the character of the town and scenic value of the town as a rural/agricultural area.

*5. The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

As noted in 3 above, only those areas where lands are substantially open and in excess of ten (10) acres are proposed for this new designation. This change would allow any existing smaller lots in this new district to continue as a legal nonconformity while preventing other, larger lots from being subdivided into anything less than five (5) acre lots, except as allowed for under a Planned Unit Development.

Dated this twenty fourth (24<sup>th</sup>) day of July 2017  
Cheryl LaFlamme (Chair)  
John Lebron  
Wendy Manners Seaman  
Angela Yakovleff