

Wilmington Planning Commission
Meeting Minutes
Monday, December 26, 2017
Meeting time: 4:00 PM

Open meeting

Cheryl called the meeting to order at 4:08 PM.

In Attendance: Cheryl LaFlamme, John LeBron (by phone), Angela Yakovleff

Craig Ohlson, Zoning Administrator, Scott Tucker, Town Manager

Visitors: Fred Houston, DRB, Ralph Meima, Green Lantern

Possible additions to the agenda

Discussion on Flood and Fluvial Erosion Hazard Regulations

Approve minutes from 12/11/2017

John made a motion to accept the minutes from the Dec.11, 2017. Cheryl seconded.

In favor John, Cheryl, Angela

Opposed 0

Public comments

None

Preferred Site Discussion

Under state ordinance we can approve the site at 55 Miller Road. The site is not actually on the landfill so we need to designate it as a preferred site. It lies just north of the capped site.

The Town Plan has not been amended. Under state ordinances the Planning commission can designate it as a preferred site along with the Select Board and DRB. Fred noted that until Windham Regional Commission (WRC) accepts this location as a preferred site it's in limbo. Once the Planning Commission and the Select Board approve it as a

preferred site the recommendation will be sent to WRC for approval then to Public Utilities Commission (PUC).

John made a motion to accept 55 Miller Road as a preferred site for Green Lantern. Angela seconded.

In favor: Cheryl, John, Angela

Opposed: 0

Cheryl requested authorization to sign letters to PUC that two sites: 55 Miller Road and 85 West Main Street as preferred sites be sent on to the Select Board to be added to the January 3, 2018 agenda.

Authorization granted.

Craig will send a copy to PUC and WRC.

Ralph will have to get on the WRC agenda for Project Review.

Flood and Fluvial Hazard Regulations Discussion

There has been some major pushback from some town members.

Cheryl thinks we have three options moving ahead.

1. Table the discussion

We do have a current ordinance that makes us compliant with FEMA.

2. Determine whether pushback is over concern about the 2-foot freeboard.

3. Determine whether pushback is over river corridors.

John Gannon expressed concern to Craig over both the free board and the river corridors. He suggested he would vote against the document.

The Select Board has had no discussion on this.

Cheryl doesn't have ownership of the 2-foot freeboard, but would like to see some river corridor mapping. John and Angela agree.

The Planning commission agreed we have not been clear as to why these regulations were included in the document.

Cheryl suggests we table the Flood and Fluvial Erosion Hazard discussion. If we decide not to move forward we can put it in the newsletter.

Angela made a motion to table further discussion and the hearing on Flood and Fluvial Erosion Hazard Regulations Document. Cheryl seconded.

In Favor: Cheryl, John, Angela

Opposed: 0

Close meeting

John made a motion to adjourn at 4:35 PM.

Cheryl seconded.

In favor: Cheryl, John, Angela

Opposed: 0

Next meeting: January 8, 2018

Discussion on Town Plan

Note change in meeting time: 3:00–6:00 PM.

Respectfully submitted,
Angela Yakovleff, scribe