

Wilmington Planning Commission
Meeting Minutes

Monday, May 14, 2018
Meeting Time: 4:00 P.M.

Members present: Cheryl LaFlamme, Chair, Meg Staloff, John Lebron (by phone @ 4:10), Angela Yakovleff
Craig Ohlson, Zoning Administrator
Scott Tucker, Town Manager
Gretchen Havreluk, Wilmington Works
John Brooker-Campbell, ANR
Nathaniel Hussey, visitor

Open meeting

Cheryl called the meeting to order at 4:04.

Possible additions to the agenda

There are no additions to the agenda.

Approve minutes from 4/9

Angela made a motion to accept the minutes of April 9, 2018.

Meg seconded.

All in favor

None opposed

Public comments

No public comments

Flood discussion with ANR representatives

John Brooker-Campbell from ANR spoke with us about the flood hazard district and the proposed river corridor ordinance.

There is a new model at Windham Regional Commission (WRC) that is adjusted to better reflect the state ordinance on the flood hazard district.

Two new allowances have been cited, downstream shadowing and infill allowance.

Josh Carvajahal (ANR), who was unable to be at the meeting, suggests Wilmington conserves what we have left of our open spaces.

John noted the value to corridor mapping. He recognized there is pushback to a statewide map. River corridors are “getting smaller.” The map is more of a “living map.”

There are roughly 200 structures in the river corridor or flood plain, roughly 6%–7% of all parcels.

There are ecological benefits to keeping the streams in tact.

With present mapping, watersheds of 200 feet or more got a river corridor map.

Conserving the open space/flood plain will benefit the greater good of the Town.

There are varying degrees of impact of river corridor maps. An additional 97 structures are affected with river corridors. The goal is to keep open land between a structure and the river.

ANR people can come down to Wilmington on an individual basis to walk property and provide local support.

Cheryl noted Beaver Brook floods so often it would be good to map that.

Scott said it is hard to balance greater good with individual landowners. Possible resolutions may resonate.

It is important to note that under the present ordinance some landowners wouldn't be able to build where they presently are today.

Cheryl suggested the Planning Commission schedule a time to walk out and view a property to better understand impacts of a new ordinance.

John Brooker–Campbell suggested inviting townspeople to participate.

A site visit will be warned.

A suggested date is May 29 at 10:00 AM.

Ordinance updates

Expirations of “uses”

Zoning conditional uses have no present sunset.

Adjournment

John motioned to adjourn the meeting at 5:25 PM. Meg seconded.

In favor: John, Cheryl, Meg, Angela

Opposed: none.

Next meeting June 11, 2018 at 4:00 PM

Agenda items will include property maintenance, ordinance updates, and a May 29 site visit discussion.