

Wilmington Select Board/Wilmington Planning Commission
Joint Work Session Minutes
Tuesday, June 5, 2018
Meeting Time: 5:00 P.M.

Planning Commission Members present: Cheryl LaFlamme, Chair, Meg Staloff, Angela Yakovleff

Select Board Members present: Tom Fitzgerald, Chair, John Gannon, Vice Chair, Vince Rice, Clerk, Sarah Fisher, Ann Manwaring

Jessica DeFrancesco, Administrative Assistant
Craig Ohlson, Zoning Administrator
Scott Tucker, Town Manager
Gretchen Havreluk, Wilmington Works

Visitors: Nicki Steele, Adam Grinold, Scott Moore

Open meeting

Cheryl and Tom called the meeting to order at 5:00 PM.

Tom stated the purpose of the work session was to move ahead with the Town Plan. The Select Board discussed possible dates to have a first public hearing for the proposed Town Plan. August 15 is the latest possible date that a hearing can be held.

Cheryl suggested a public hearing be scheduled by the Select Board on July 10.
Ann noted the hearing must be warned 15 (fifteen) days prior.

Tom suggested the Select Board meetings in July be held on July 10 and July 17 to account for the July 4 holiday. He thinks July 3, the regular date, may be problematic. It was agreed by consensus that the meeting be held on July 10 along with the public hearing.
Tom noted that at the last hearing there was much community concern and opposition to the 3-5 acre zoning.

Cheryl noted that changes have been made to the wording in the proposed Town Plan indicating that areas of 3-5 acres zoning be suggested. This takes into account that of all the contiguous towns, only Wilmington has one acre zoning.

This suggestion only pertains to parcels of land 10+ acres. With parcels less than 10 acres, it is not required, ONLY suggested.

Ann noted this is on page 140, but further on in the plan it mentions five (5) acre zoning. This will be fixed to be consistent.

Sarah is against having this wording in the plan. She views it as a way to get it in an ordinance eventually.

Cheryl explained the structure of the proposed Town Plan. The first section explains the history of the Town. The end is appendices and definitions. The Middle section lists the goals. These are what need to be addressed.

The document is a snapshot in time. It was written with help from community input. The Planning Commission made changes, taking out the committee ideas because the Select Board was opposed to this vision for the town. Once passed it will be an 8 (eight) year plan.

John noted the plan "encourages" the zoning rather than creating another ordinance.

Tom said we need to find a way to work with Windham Regional Commission (WRC). He has spoken to John Bennett.

Sarah thinks WRC can have what they want, but the Town of Wilmington should be able to have what they want.

John mentioned tackling incentives for large land-owners.

Ann reminded we already have a lot of land that is Green Mountain National Forest, and much in current use.

Cheryl agreed, but said there is no guarantee that land will stay in current use.

Nicki asked if there was any time for public comments.

She said the Town plan is no longer a wish list. The State is saying you must look at the plan and work toward what you have in it.

A new Town Plan must be in place by February 26, 2019.

The assessment of the progress being made to reach the goals stated in a new Plan was discussed.

Tom said WRC comes in to assess in eight (8) years.

Cheryl responded which department will do this has not yet been decided. We have been told the assessment may take place in year 4 (four) to see where the Town stands in meeting goals.

Gretchen said policies and goals are assessed, where you're heading.

Ann asked if once a year there would be a discussion.

Cheryl said this is stated in the Plan on page 25.

The Select Board's job is to assess progress the Town is making toward reaching Plan goals.

John asked if the Plan references 3-5 acre zoning specifically. Cheryl said, no, to look at goal 16. She said page 26 tells how the Plan is used.

Ann wondered if we have any part of the Plan labeled "legally enforceable standards?"

There is not.

Gretchen referenced Action 12.1.11 on page 56.

On page 136 the Plan mentions legally enforceable.

John would like the data in the Plan updated; This is not a material change.

Cheryl said at this point the Select Board would make this change.

Jessica said, yes, this is now a Select Board document.

The question of when the present document expires was discussed. It was originally adopted on August 19, 2015, then an extension was granted for either three or four years. This needs to be checked. We do not want to be without a Town Plan.

John brought up several places where wording is not reflecting what the Town is doing. Jessica will reword the document to correct these.

1.1.2—eliminate "through regularly scheduled cross board public meetings."

1.1.4 - take out the second sentence.

Page 28 3.3.2 We haven't done, but should be. Ann agreed, especially in the next 8 years.

Page 32 9.9.1 eliminate "update."

Page 36 12.1.12 eliminate the word "known."

Page 30 14.3.7 We do have carpooling in the Dixon Lot. The signage says Park and Ride. Change the Plan language to agree with signage.

15.3.2 there is an extra period.

Gretchen thinks it is imperative to find out when the present Town Plan expires when setting up a timeline for public hearings. We don't want to be without a Town Plan.

Tom suggested the work session be closed.

The session was adjourned by Tom and Cheryl at 5:59 PM.

Respectfully submitted,
Angela Yakovleff, scribe