

Wilmington Planning Commission
Meeting Minutes
Monday, September 10, 2018
Meeting Time: 4:00 P.M.

Open meeting

Cheryl called the meeting to order at 4:00 PM

In attendance: Cheryl Laflamme, chair, John LeBron, Meg Staloff, Angela Yakovleff (at 4:05) Craig Ohlson, Zoning Administrator, Scott Tucker, Town Manager, Ann Manwaring, Select Board liason

Possible additions to the agenda

Craig gave out information on the Fall Planning and Zoning Forum on October 17, 2018. Any of us who are interested must let him know before October 10 so he can register us.

Approve minutes from 7/23 & 8/27

Meg made a motion to accept the minutes from July 23, 2018.

Cheryl seconded.

In favor: Cheryl, Meg, Angela

Opposed: none

Abstain: John

Meg made a motion to approve the minutes from August 27, 2018.

Cheryl seconded.

In favor: Cheryl, John, Meg

Opposed: none

Abstain: Angela

Public comment

None

Discuss Ordinance updates & set public hearing date

Discussion on wording and additions to Proposed Zoning Ordinance concerning ground mounted solar arrays.

Cheryl made a motion to approve the following language and grammatical corrections:

Conditional Uses

Section 425

Ground mounted solar arrays are not allowed in the historic/village, design, and conservation districts.

Section 450

Ground mounted solar arrays are allowed in residential, resort/residential, and commercial/residential districts.

Meg seconded.

In favor: all

Opposed: none

Abstain: none

Discussion on Zoning Ordinance changes recommended by the Planning Commission.

Section 705 #2 added punctuation

Section 723 Delete second paragraph

E. Demolition of Historic Structures: The owner of an historic structure, that may reasonably be Preserved, Rehabilitated or Restored/Renovated (See section 723(b) shall not demolish any historic structure certified as a historic structure as defined...

Section 732: I paragraph 4: correct to Section 730 F

Cheryl made a motion to accept changes discussed. Meg seconded.

In favor: all

Opposed: none

Abstain: none

Cheryl will make a copy with track changes and send to Craig.

A Zoning hearing date was set for Tuesday, October 9, 2018 at 5:00 PM.

This will follow a special Planning Commission meeting at 4:00 PM. (change due to Columbus Day holiday)

Discuss Town Plan report & update

The Select Board made additional changes to the Town Plan, updating data in the document. The Planning Commission updated the Report for the Proposed Wilmington Town Plan to reflect these changes.

Meg made a motion to approve the Planning Commission Report with changes as noted. John seconded.

In favor: all

Opposed: none

Abstain: none

Angela will make changes to the report and send it to Craig not later than October 2.

Discuss Flood Hazard Bylaws

Cheryl suggested land owners impacted be contacted ahead of time. Windham Regional Commission can provide us with a list of those land owners. Craig will contact WRC to get this.

Meg will write an article to put in the paper explaining the Planning Commission's stance and asking everyone interested and available to join us to gain a better understanding of river corridor mapping as we strive to create a plan for the greater good of the town and learn together from ANR how to do this.

Discuss MPG & sign resolution

Gretchen has secured a Municipal Planning Grant for the towns of Wilmington and Dover to do a housing assessment. The Select Board approved it with funding.

John made a motion to authorize the Planning Commission Chair to sign the Municipal Resolution for the Municipal Planning Grant. Angela seconded.

In favor: all

Opposed: none

Abstain: none

Cheryl signed the resolution.

Adjournment

Meg made a motion to adjourn at 5:57PM.

John seconded.

In favor: all

Opposed: none

Abstain: none

Next meeting: September 24, 2018 at 4:00 PM.

Respectfully submitted,

Angela Yakovleff, scribe