

Wilmington Planning Commission
Meeting Minutes
Monday, May 13, 2019
Meeting Time: 4:00 P.M.

Open meeting

Cheryl opened the meeting at 4:05 PM

In attendance: Cheryl LaFlamme, chair, Tom Consolino (at 5:05), John Lebron, Meg Staloff, Angela Yakovleff (at 4:10)

Scott Tucker, Town Manager

Sarah H. Fisher, Vincent Rice, Ann Manwaring, Select Board members

Visitors:

Alyssa Sabetto, Windham Regional Commission

John Broker-Campbell, ANR

David Buckley

Christopher M. Crafts

Florence Crafts

Gene Clark

Ken Spicer

Janet Boyd

Daniel J. Boyd

Mary Genella

Ralph Ruprecht

Eric Silverstein

Bettina Krampetz

Gretchen Havreluk

Sheila Osler

Cliff Duncan

Therese Lounsbury

Randy Capitani

Danny Boyd

Possible additions to the agenda

Change in meeting dates

Next regular meeting falls on May 27, Memorial Day

This meeting will be canceled making the next regular meeting on June 10, 2019.

Motion to approve minutes from 4/22/19

Meg made a motion to approve the minutes of April 22, 2019 meeting. Tom seconded.

In Favor: Cheryl, Tom, Meg, Angela

Opposed: none

Abstain: John

Public comment

None

Discuss and vote on Proposed Flood and Fluvial Hazard Regulations

John Broker-Campbell made a presentation about the River Corridors and Special Flood Plain Hazard

Alyssa Sabetto answered questions concerning the proposed Flood and Fluvial Erosion Hazard Document.

A question was posed by Cheryl. If a property owner thinks their property should not be designated as shown on the map, how can they have that changed?

-Craig is the first person to contact.

-John Broker-Campbell or Josh Carvajal (ANR) will be contacted by Craig.
joshuacarvajal@vermont.gov

Ann Manwaring asked what someone can do to understand why their property is or isn't in/out of the river corridor.

-Josh Carvajal can address this. Contact Craig first.

Cliff Duncan asked what the town is doing with this ordinance if we remove the Federal and State regulations.

-Town of Wilmington is working for the greater good of all the town to prevent erosion hazards and further large scale property damage during a major weather event.

Some townspeople expressed frustration that that dredging the rivers is not allowed.

-This follows State regulations. Wilmington cannot give that permission to property owners.

The three main points the creation of river corridors addresses are:

- Public Safety

- Eco Systems
- Economic considerations

Cheryl suggested that townspeople contact Jessica Defrancesco to be put on the Friday report she sends out by e-mail weekly. This will update them on Town information.

Gretchen Havreluk feels the Town is in economic crisis. The mapping is not up to par and the onus on the property owner is unfair.

The question was asked about the comparison of the present Flood Hazard ordinance and the proposed Flood and Fluvial Erosion Hazard Ordinance. -Alyssa Sabetto made a comparative summary pointing out the differences. The present document as well as the proposed document can be found on the town web-site. Copies were available for visitors. The document is also on-line on the Town web-site.

There was much discussion expressing concern over property values. When the listers were asked about the impact of being in the designated river corridor, the answer was that is not a consideration when assessing properties.

Several people wondered if they would need flood insurance. -No if property is **only** in the river corridor. If in the flood hazard area, then the present flood hazard regulations stand.

Vote on proposed Flood and Fluvial Erosion Hazard Regulations

John made a motion that “The Planning Commission hereby votes to submit to the Select Board, for adoption, the proposed Town of Wilmington Flood and Fluvial Erosion Hazard Regulations to replace the current Article VI Flood Hazard District-An Overlay District regulation in the Town Zoning Ordinance.”

Angela seconded.

Discussion: Tom asked for further clarification of the comparison between the present and proposed documents. He asked about the next steps if the ordinance is voted in the affirmative. He wondered if the Town Manager had given any input.

Meg noted we had discussed an amendment to the motion at the last meeting and wondered if we should again amend the motion?

-No action taken to amend.

In favor: Cheryl, John, Meg, Angela

Opposed: none

Abstain: Tom

Cheryl will write a report to send to the Select Board with the proposed document. This will be reviewed at the June 10 meeting.

Meg suggested we begin work on a Hazard Mitigation Plan.

Respectfully submitted,
Angela Yakovleff, Scribe

Next meeting: June 10, 2019

Agenda items: Review report to Select Board

4:00PM