

Planning Commission Report
June 10, 2019
On the Municipal Bylaw Amendments Wilmington VT

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.”

The report shall provide:

(A) brief explanation of the proposed bylaw, amendment, or repeal and ...include a statement of purpose as required for notice under §4444 of this title,

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Statement of Purpose:

1. Implement the goals, policies, and recommendations in the current town plan;
2. Avoid and minimize the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding related inundation and erosion;
3. Ensure that the selection, design, creation, and use of development in flood hazard areas is accomplished in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property in a flood hazard area and does not impair stream equilibrium, floodplain services, or the river corridor; and
4. Manage all flood hazard areas designated pursuant to 10 V.S.A. Chapter 32 § 753, 24 V.S.A. Chapter 117 § 4424, and the local hazard mitigation plan; and make the Town of Wilmington, its citizens, and businesses eligible for federal flood insurance, federal disaster recovery funds, and hazard mitigation funds as may be available.

Lands to Which These Regulations Apply:

1. The River Corridors and Small Stream 50-foot setbacks as published by the Vermont Agency of Natural Resources on the Natural Resources Atlas as the Statewide River Corridor Map Layer, and refinements to that data based on field-based assessments. Together these areas are referred to as the “River Corridor” in this bylaw and are hereby adopted by reference and declared to be part of these regulations¹; and
2. The Special Flood Hazard Area (SFHA) in and on the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated September 28, 2007, or the most recent revision thereof, issued by the Department of Homeland Security, Federal Emergency Management Agency (FEMA), National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources (ANR) pursuant to 10 V.S.A. Chapter 32 § 753, which are hereby adopted by reference and declared to be part of these regulations. This includes all digital data developed as part of the FIS

The Planning Commission seeks a vote to revoke the prior and adopt the following: Article VI

In accordance with 24 V.S.A. 4441(c) the Report shall also “(B) include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing: Conforms with Goal 11 of the Wilmington Town Plan adopted October 2018. There is no effect on the availability of safe and affordable housing.
2. Is compatible with the proposed future land uses and densities of the municipal plan: This is compatible with any land uses and densities contained within the Wilmington Town Plan adopted October 2018.
3. Carries out, as applicable, any specific proposals for any planned community facilities: No planned community facilities are affected by this amendment.

Dated this tenth (10) day of June 2019

Cheryl LaFlamme, Chair

Tom Consolino

John Lebron

Meg Staloff

Angela Yakovleff