

Wilmington Planning Commission
Meeting Minutes
Monday, September 23, 2019
Meeting Time: 4:00 P.M.

Open meeting

Cheryl opened the meeting at 4:04 PM

In attendance: Cheryl LaFlamme, chair, Tom Consolino , Meg Staloff, Angela Yakovleff

Mike Tuller, Zoning Administrator

Scott Tucker, Town Manager

Possible additions to the agenda

None

Public comment

None

Motion to approve minutes from 9/9/19

Tom made a motion to approve the minutes of September 9, 2019 meeting. Meg seconded.

In Favor: Cheryl, Tom, Meg, Angela

Opposed: none

Discuss work session with the Select Board on the proposed Flood Ordinance and prepare for their Hearing October 1, 2019

John Broker-Campbell, (Windham Regional Commission) and Josh Carvajal (Agency or Natural Resources) attended. The meeting was productive. It was valuable to learn that ANR did come out to view some properties in question as to whether they fell within the river corridor, and after review they were deemed not to be in the river corridor.

Gretchen Havreduk expressed concern that if River Corridors are enacted, some parcels of land along route 9 will be rendered undevelopable.

The Planning Commission was unsure which specific parcels were referred to and after looking at the map felt there were small parts of parcels that may not allow for development, but other parts that would.

Cheryl asked if WRC or ANR representatives will be at the October 1, 2019 Select Board hearing. Mike is contacting them.

Discuss possible Zoning ordinance amendments

Cheryl noted that ground mounted solar arrays in the Historic District are not allowed by the State of Vermont.

In prior discussion with Cheryl, Wendie Manners-Seaman thought there needed to be some corrections in the proposed Zoning Ordinance document.

She sent suggestions for possible changes to the proposed document, (sections 4 and 7.)

Mike said the sections cited were not in conflict. It's OK to be redundant. He suggested a spreadsheet that would be reviewed every six months, showing all development. Scott suggested "housekeeping" changes happen once yearly.

After discussion and review it was decided by consensus that the Planning Commission will leave the proposed document as is.

Adjournment

Tom made a motion to adjourn at 5:36 PM.

Meg seconded.

In favor: Cheryl, Tom, Meg, Angela

Opposed: None

Respectfully submitted,
Angela Yakovleff, Scribe

Select Board Public Hearing on Flood and River Corridors Ordinance:

October 1, 2019

6:00 PM

Next meeting: October 7, 2019

4:00PM