

Wilmington Planning Commission
Meeting January 9, 2017

Meeting called to order by Cheryl LaFlamme, chair, at 4:10 pm.

In attendance: Cheryl LaFlamme (chair), Wendy Manners Seaman (by Phone,) John Lebron (by Phone,) Angela Yakovleff, Craig Ohlson

1. Additions to the agenda

Fred Houston's comments on the Zoning Ordinance

2. Approval of minutes from January 3, 2017 meeting

Motion to accept Wendy

Second John

Discussion: Amended to include approval of planning commission proposed Town Plan Report.

Amended minutes will be sent to Jessica.

Angela abstained since she had not yet been formally appointed to the planning commission as of 1/3/2017.

Minutes approved unanimously.

3. No visitors/ no public comment

4. Approve Village Design Review District brochure and report

Wendy moved to accept.

Angela seconded.

Discussion: John and Angela were unable to open the brochure. The formatting cut off the front page. Cheryl shared a copy.

Some changes still need to be made

- Wording in front box to reflect that agreed upon at 1/3/17 meeting
- Correct wording error- effect to affect
- Simplify "for questions..." section
- Try to insert a new photo that reflects to stronger image of the downtown area

Approved unanimously as amended.

5. Approve Zoning Ordinance report

John moved to accept.

Angela seconded.

Discussion: Fred Houston reviewed the document and gave the planning commission in-depth notes on changes that needed to be made. Wendy did this.

Use of the word "legal" in the document was discussed. Will it mean different things to different people? The Windham Regional Commission has already reviewed the document and thought it was fine. Craig will try to get advice from counsel before the hearing.

Language on variances and waivers was reviewed.

Fred had some questions concerning the section on energy (730 M). Cheryl suggested sending him a copy of the section to update him.

Section 705 A/B Protocol for determination of Legal non-conforming structure, was clarified. The DRB should determine if the land was developed (a prior structure existed) accessing photos/lister sheets and lots on the grand list.

A question was brought up concerning changes in businesses. (section 212, 222 (A) (1) Change of Use requiring DRB approval. All changes substantially different from the existing use need to go before the DRB.

VLCT will be contacted to determine if we can use the word "Legal."

Approved to reflect the changes in items discussed.

6. Other:

Cheryl would like to request additional copies of the prioritization report be sent to the Selectboard with the Town Report.

Since Wendy was chair when the Planning Commission approved the Proposed Town Plan, she would like to send that report to the Selectboard for review.

Cheryl will send the prioritization report to the Selectboard and request a joint meeting with the planning commission at a later date.

It was noted that we have not had a liaison from the Selectboard attend meetings in some time. Wendy suggested we wait until after town meeting to request a representative who will fill that need.

Agenda items for the January 23, 2017 agenda were discussed.

NB: FEB.13, 2017 AT 6:00PM PUBLIC HEARING ON PROPOSED VILLAGE DESIGN REVIEW DISTRICT, and AMENDED ZONING ORDINANCE AT THE TOWN MEETING ROOM

4414E followed by 4441C hearing

Wendy made a motion to adjourn.

John seconded.

Meeting adjourned at 5:02 PM.

Respectfully submitted,
Angela Yakovleff