

# Wilmington Planning Commission

## Meeting Minutes

Monday, August 28, 2017

In attendance: Cheryl LaFlamme, chair, John Lebron (by phone), Angela Yakovleff

Craig Ohlson, Zoning Administrator, Gretchen Havreluk, Economic Development, Scott Tucker, Town Manager, Ann Manwaring, Select Board liaison, Tom Fitzgerald, Select Board chair  
Visitors: Tom Consolino, Mike Eldred, Bob Rubin, Aaron Sherrick, Renee Mulkey, John Santaniello

The meeting was called to order by Cheryl LaFlamme at 4:25 PM.

1. Possible additions to the agenda.

No additions

2. Approve minutes from 8/14.

John made a motion to accept the minutes of the August 14, 2017.

Angela seconded.

Discussion: Cheryl noted a change was needed on document from Meeting Agenda to Meeting Minutes.

Change made.

Cheryl called for vote to accept minutes as amended.

In favor: John

Cheryl

Angela

Opposed: none

3. Public comments.

None

4. Discussion with Renee Mulkey, Bob Rubin, Aaron Sherrick, & John Santaniello (Hermitage Club).

Memorandum of Understanding-Town Plan Compliance reviewed and amended as needed.

- East track land is no longer owned by Hermitage Club. Planning Commission will amend the document to reflect this.
- Establishing School to work program- Freshman and sophomores have some job availability. Juniors and seniors have more positions available to them. They meet with various area personnel to learn about the job opportunities. No one has visited the schools yet. There are presently twenty-one (21) high school students on the payroll. They work as golf cart attendants, pool attendants, dishwashers, in child care, busing, hospitality and food service. Schools reached out to include, Leland and Gray, Burr and Burton, Brattleboro Union High School, and Twin Valley High School. Juniors and seniors are offered a resume review session. Ann asked if there was a breakdown that indicated the number of students who were from Twin Valley. Those figures were unavailable.
- Signage on the Vermont House has been changed to include the number to Central Reservations. The White House is staffed.
- There is one marked trail open all year to the top of the mountain, although signage is not there yet. A cash crunch will hopefully be alleviated in October. There is parking at the gate house, Mirror Lake, and main parking near the club house.

- Ski tickets-Up to 275 Wilmington residents per day can get lift tickets. Cheryl suggested putting the information on the Town web-site. Gretchen gave contact information to Renee Mulkey and Bob Rubin so they are able to get the information to Jessica DeFrancesco.
- Local/regional job opportunities are advertised in local newspapers, on Craig's List VT, INDY, Career Builder. Hermitage Club attends job fairs and open house, but has had minimal traffic. Jobs are also listed with VT Department of Labor. The Department of Labor postings are for more specific jobs. INDEED lists service jobs, SAM (a magazine) posts ski instructor positions.

205 residents from the area are on payroll. 170 are from VT (83%). Approximately 120 are full time employees Renee will send Craig a map with the breakdown by county. Other employees hail from MA, CT, and NH.

Tom Consolino wondered if they had the number of qualified and non-qualified applicants, but that information was not readily available. Renee can generate one.

There is not a lot of turnover in executive positions. Many positions are filled by people from near-by towns, such as Chief Legal Counsel from Winhall. Other towns represented include Stratton and Sunderland.

There are full time jobs available that provide opportunity for growth within the company and/or ski industry. An especially sought after job is certified lift mechanic. They will train people for this through apprenticeship positions.

Present building, two four unit structures, is employing local companies from Keene, Wardsboro, Manchester, East Dover, Londonderry, Dover and Wilmington.

A solar array is still planned below the base lodge. There will be a shift further north. This will not be started this year.

- There is an in-house shuttle from the Doveberry, Nordic Lodge and Horizon for employees. There is also a cultural exchange that offers three or four trips to points of interest in Vermont.

John wondered if there were any plans to open the Horizon to the public again or if it will be permanently used for employee housing. At present it is only planned for employee housing.

An annual review, rather than quarterly reviews was agreed upon by the Planning Commission and the Hermitage Club. This will be held in August.

##### 5. Discuss Town Plan.

The Committee portion will be looked at and re-worked. Angela and Cheryl were not on the Planning Commission when it was written. Tom Consolino pointed out that the State does not require committees in the plan and wondered if we should keep these. If we get rid of committees we may want to consider an alternate plan. Gretchen has a list of attendees from the winter meeting. Duplication of efforts is not helpful. Presently we have other committees in town that do cover these areas. What is the purpose of putting it into the Town Plan if we can't implement it? Tom Consolino is going to confirm with WRC that there is no state language requiring the need to specify committees for compliance.

Cheryl will ask him to the Planning Commission meeting to give us guidance. Use verbiage “encourage” rather than “will do” because there are some of these programs in adjoining towns.

Should we then put in a list of organizations that cover these areas? (ex. Wilmington Works, Bi-Town) defining what they are and should be doing...notes from January meeting on Town Plans will be looked up by Gretchen and John.

6. Phone conference with William King with Alternative Energy Development Group.  
This will be rescheduled. William King is unavailable.

The Planning Commission thinks a possible location for a solar array is on Saulnier’s land (behind Nido’s.) We would need to make this a preferred site.

Who will get credits for electric generated? Town businesses and Town will benefit.

This will have to be approved in Zoning Ordinance hearing by the Planning Commission.

7. Discuss Zoning ordinance changes.

Formula Business Proposed Language was presented by Cheryl. There was discussion as to whether or not we should include this in the Zoning Ordinance.

Tom Fitzgerald thinks it should be included.

Tom Consolino thinks it would be good to go back to Zoning Ordinance and reword the article in the document to be specific to expectations.

Ann suggests we put the language in the positive rather than the negative. John would like to do some research on this and Cheryl will ask Wendy if she has notes on this.

8. Close meeting.

John moves to adjourn the meeting at 5:56 PM. Angela seconds.

In favor: John yes

Cheryl yes

Angela yes

Opposed: none

Respectfully submitted,  
Angela Yakovleff, clerk

Next meeting: September 11, 2017