

Wilmington Planning Commission
Meeting Minutes, Monday 8/27/2018
Meeting Time 4 pm

Planning Commission Members present:

John LeBron by phone
Cheryl LaFlamme
Meg Staloff

Others:

Craig Ohlson (Zoning Administrator)
Ann Manwaring (Select Board Liaison)
Wendy Manners Seaman (DRB)
John Broker-Campbell (Vt. ANR)
Scott Tucker (Town Manager) for part of meeting

Called to order at 4:05

Public Comments

none

Approval of Minutes

Approving Minutes of 7/23 delayed as Angela was not present today
Cheryl motioned to approve minutes of 8/13 Meg seconded, all voted in favor to approve minutes of 8/13

Zoning Ordinance Updates

Reviewed notes from previous meeting on the Changes to Zoning with Wendy. Agreed that Cheryl will write up the changes. Hearing Date set for 9/24 at 5 pm

Discussion of State Model for Flood Hazard Bylaws

Briefly brought Whitingham Hazard Mitigation Plan while John Broker-Campbell was in attendance.

Mentioned river corridor mapping section and actions contained in that plan

John Broker-Campbell advised that you do not necessarily need detailed geomorphic mapping in order to create a hazard mitigation plan.

Discussed State Model for Flood Hazard Bylaws:

Regional planning commission draft ordinance vs. State model for Flood Hazard Bylaws, main difference being reduced administrative language and addition of Infill, Downriver shadow as allowable development

Inundation regulations similar to WRC model

Crosswalk comparing Federal NFIP minimum to Model Bylaw reviewed as way to justify additional higher standards of this model. (For Example: Structural standards requiring additional 2 feet above BFE as additional standard from ANR. Act 250 permits are held to the 2 foot freeboard standard).

Possibility of field visit to explain rationale/WRC overlay of property map to contact affected landowners (Beaver Brook). Educational visit on site, not a public hearing. Cheryl to investigate whether or not we have list of affected property owners (via WRC).

5:30 October 22 as proposed date, possible location Garden Center (pending conversation with Sarah).

Gretchen Havreluk presented possible Municipal Planning Grant application for a housing needs assessment.

Bitown Economic Development Committee formed offshoot sub-committee to talk about housing (Bitown Housing Committee). This committee is working with WRC (Susan McMahon). Needs assessment recommended, via MPG possible \$35,000 with a \$5,000 match per town, October 1 deadline to apply. Dover and Wilmington are not currently submitting any other MPG application. Bitown Housing Committee would work closely with the MPG.

Planning Commission will approve the resolution as required.

Discussion of Proposed Whitingham Hazard Mitigation plan.

Consensus is that the plan is comprehensive and well done.

NOTE: Wilmington will need to produce a similar plan prior to plan expiration of Wilmington plan in 2020 (prior plan 11/12/13, then in 2015 re-approved by FEMA). Craig has a hard copy and list of action items. Discussion starting in Early January.

Meg motioned to adjourn at 5:14 John seconded, all approved.

Next Meeting Monday, September 10

Agenda: discussion of Model Flood Hazard Bylaws

Respectfully Submitted,
Meg Staloff for Angela Yakoleff