

Wilmington Planning Commission
Meeting Minutes
Monday, December 10, 2018
Meeting Time: 4:00 P.M.

Open meeting

Cheryl opened the meeting at 4:06 PM.

In attendance: Cheryl LaFlamme, chair, Meg Staloff, Angela Yakovleff
Craig Ohlson, Zoning Administrator, Ann Manwaring, Select Board liaison

Possible additions to the agenda

None

Approve minutes from 11/26

Meg made a motion to approve the minutes of November 26, 2018 meeting.

Cheryl seconded.

In favor: Cheryl, Meg, Angela

Opposed: None

Public comment

None

Discuss amending ground solar array language

Cheryl stands behind the present language, no ground mounted solar arrays. She favors sending the present document on to the Select Board.

Meg looked into possibility of allowing smaller profile arrays, but found nothing. Craig noted that at present the smallest arrays seem to be approximately 400 Sq. Ft.

Ann stated we could always revisit this when technology gets there. It was agreed that the present wording would remain and the document will be sent on to the Select Board.

Discuss Model Flood Hazard Regulations

Craig passed out copies of Putney's Flood and Fluvial Erosion Hazard Regulations for reference.

There is a new map from Windham Regional Commission (WRC) showing Wilmington River Corridors and Special Flood Hazard Areas. It includes 911 addresses and the location on the map.

Ann clarified that the ordinance we are talking about includes river corridor and river corridor and small streams. She noted that quite a bit at present is not regulated.

The list of affected properties that are affected could be sorted in a way that the public could better understand.

Cheryl advocates putting the map up on the Town web site, so landowners can access it and find how their property will be effected.

We need to set a goal of education during the next year. Benefits of passing this ordinance are more resilience and availability for money in the event of a flood.

Angela thinks we should pursue this. Meg feels we have to. This is an action item in the town plan.

WRC needs to hold a public hearing on the Town Plan. It will be set for January 14, 2019 at 3:30 PM in the town meeting room ½ hour before the regular meeting.

Cheryl asked if the Select Board had to have another public hearing. If the WRC hearing is not on January 14, we could be in a time jam getting the Town Plan approved.

Craig thinks it is safe to say it will be fine. John Bennett from WRC has been involved from the beginning.

Ann wondered if we wanted to put an advisory article at the end of Town Meeting. We agreed it was premature. We will be discussing this for a long time.

Cheryl wondered if we could get a red line copy of Putney's document so we could see what changes they made before accepting it?

Craig will invite Alyssa Sabetto and John Broker-Campbell to come to the meeting on January 14. Alyssa is more familiar with the map and can help in better explaining it and helping to build understanding.

The information will be posted on the Town web site along with the map and an invitation to the January 14 meeting to discuss flood and river corridors. We want to stress the erosion vs. flooding aspect and the risks of river corridor erosion to our town and our town's people.

Adjournment

Meg made a motion to adjourn the meeting at 5:27 PM. Angela seconded.

In favor: Cheryl, Meg, Angela

Opposed: None

Next meeting: January 14, 2019

Respectfully submitted,
Angela Yakovleff, clerk