

Wilmington Planning Commission
Meeting Minutes
Monday, April 8, 2019
Meeting Time: 4:00 P.M.

Open meeting

Cheryl opened the meeting at 4:00 PM

In attendance: Cheryl LaFlamme, chair, Tom Consolino, John Lebron, Meg Staloff, Angela Yakovleff (at 4:10)

Craig Ohlson, Zoning Administrator

Scott Tucker, Town Manager

Visitors: Alyssa Sabetto, Windham Regional Commission

John Broker-Campbell, ANR (at 5:15)

Possible additions to the agenda

No additions

Motion to approve minutes from 3/25/19

Tom made a motion to approve the minutes of March 25, 2019 meeting. John seconded.

In Favor: Cheryl, John, Meg, Angela

Opposed: none

Abstain: Tom

Public comment

Discussion with Alyssa on Model Flood Hazard Regulations

Concerned Property owners can contact Craig by May 31 to schedule a site visit.

There has been some outreach by townspeople already from Cheryl and Craig.

Cheryl noted this is an integral part of the town plan. The Planning Commission has been working on the ordinance for some time.

We want to rectify misinformation. Debbie Kingsley and Jerry Osler, listers, said when looking at property values/assessments location in a river corridor or flood plain is not taken into consideration.

Potential variances or dimensional waivers are directed to the DRB.

This could limit certain things that may be done.

It was noted that there have been changes to act 250, but not in relation to river corridors.

Ultimately questions and answers are the Town's decision.

Meeting suspended at 5:22PM.

Cheryl opened the Public Hearing for the proposed Flood and Fluvial Erosion Regulations at 6:00PM.

Visitors:

Cliff Duncan

Sarah Fisher

Gretchen Havreduk

Mike Hatty

Daniel J. Boyd
Janet Boyd
Adam Grinold
Todd Gneiss
Ellen Ostrender
Lynne Matthews
Michael Perry
Joseph Montano
Arlene Palmiter
Frank Sprague
William Adams
Eric Durocher
Keith Herbert
Lisa Sullivan
Philip Taylor
Dannie Boyd
Meg Streeter
Gordon Powers

Introductions were made. Explanations of the Flood and Fluvial Hazard Regulations were reviewed by Cheryl.

This is an integral part of the Town Plan #11.

John Broker-Campbell presented a Power Point explaining the River Corridors and Flood Plain. The maps that are on the Town web-site were shown. They were also available in hard copy for townspeople to view.
He explained flooding damage causing erosion and instability.

Many questions were asked concerning gravel removal in riverbeds.
Concerns about property values were voiced.
Question asked as to whether or not towns are required to adopt river corridors. (No)
Concerns about adequate notification of possible change in property status to owners voiced.
Questions about ability to build or add-on to homes were made.

Sending out postcards was recommended. Cheryl explained that the Planning Commission had hoped to do this but have no budget and it was not in the Town budget, so it was not possible to do. Information was posted on the town web-site and discussed at previous Planning Commission meetings, all of which are open meetings.

Tom made a motion to adjourn at 7:32. John seconded.
In Favor: Cheryl, John, Meg, Tom, Angela
Opposed: None

Respectfully submitted,
Angela Yakovleff, Scribe
Next meeting: April 22, 2019
4:00PM