

Wilmington Planning Commission Meeting

Monday January 13, 2020

4 p.m.

**Open Meeting**

Cheryl opened the meeting at 4:10

In attendance: Cheryl LaFlamme, chair, John Lebron, Meg Staloff, Angela Yakovleff

Scott Tucker, Town Manager

Visitors: Chris Mays, Brattleboro Reformer

**Possible Additions to the Agenda**

**Public Comment**

**Approve Minutes from December 3, 2019 and December 9, 2019**

Meg made a motion to accept the minutes of the December 3, 2019 meeting.

John seconded.

In Favor: Cheryl, John, Meg, Angela

Opposed: none

Abstain: none

Meg made a motion to accept the minutes of the December 9, 2019 meeting.

Angela seconded.

In favor: Cheryl Meg, Angela

Opposed: none

Abstain: John

## **Report on Tactical Basin Plan presentation December 19**

Cheryl and Tom attended the presentation made by Marie Caduto. She commented that it was very interesting and thorough. There is a lot of research being done. Much of the information focused on flood and fluvial impacts.

Gretchen noted the report discusses information sighting that overall the condition of the Basin waters is excellent, however, acid and mercury deposition do impact the waters. She wondered if there was any discussion about this?

## **Discussion regarding the Flood Bylaw with Chris Mays**

Cheryl discussed the importance of focusing on the positive points in our presentation. Moving forward we need to encourage attendance at meetings of those people who are in favor of this proposal

Meg notes we're trying to limit building in vulnerable areas. We are talking about building to a higher standard to prevent damage in future events. There are very few properties that are deeply impacted. We are taking a broader philosophical approach.

John said several people created hysteria

Cheryl-If we are to recommend the ANR version going forward we can then add in the river corridors at a later date. We can not do this if we adopt the WRC version.

Not having a robust Select Board liaison to attend meetings and discuss with us is problematic in that the Select Board is not well informed about the work the planning commission has done.

John noted this is in the Town Plan and the select Board voted the Town Plan in. To have a 4-0 vote against is disappointing. We have had five meetings on this subject.

Gretchen discussed her concern about how affected properties would be further impacted. What will happen with these "undevelopable" properties?

John said we did not have 176 additional people who may be affected by river corridors at the meeting. Only the six who came and were seemingly against.

Mike got perhaps twenty calls, all but one or two were purely informational questions.

Scott thinks the Planning Commission work has been positive and certainly educational. We now have a document, and if the State puts regulations in place we will have a deep understanding of what they might mean.

When we start discussion again do we want to include river corridors or focus on a two foot free board only and table the river corridor discussion until later?

What is our erosion plan? It's part of our Hazard Mitigation Plan. It's also included in the Tactical Basin Plan.

The Town had meetings, sub-group meetings with the whole Town at the school to discuss how to address flooding. The Town came up with the initial information for the ordinance

### **Discuss BI-town Housing Report and information from Gretchen**

There was discussion on needs of the Town, types of housing and population. What will best meet the needs of the population? Do we want to offer credits to developers who are building affordable housing rather than high end rentals?

What about former inns? How would these affect density restrictions? This would be different than developing something like Butterfield Commons.

Housing trust has not been successful in Wilmington.

Cheryl notes housing like this is not in the Town Plan.

Scott thinks it would be a need.

68% are in-commuting to Wilmington to live here.

Gretchen's understanding is it's affordable housing that's needed for the work force.

Gretchen forwarded analysis to a couple of developers who are planning only one bedroom apartments.

Parking issues in the Historic District may be impacted. Being on the public transport route is another consideration.

It seems that we need more than one bedroom apartments to accommodate need of the community, especially young families. Seniors may be looking to downsize, but would eventually want an elevator.

Cheryl would like Gretchen to discuss this with the Select Board before we move forward.

Cheryl asked Mike if there was any building permits coming through. He said it's been quite quiet, a few renovations only.

## **Old Business**

It seems there is a group who wants to purchase the Hermitage, not the members. Another is a group who wants to purchase the Barnstormer. The member group were going to bid on the entire property.

**Next Meeting – January 27, 2020**

## **Adjournment**

Meg made a motion to adjourn at 5:42 PM.

John seconded.

In Favor: Cheryl, John, Meg, Angela

Opposed: none

Abstain: none

Respectfully submitted,

Angela Yakovleff, Scribe