

Wilmington Planning Commission

Meeting Minutes

Monday August 10, 2020 at 4 p.m. via Zoom

Open Meeting

Cheryl opened the meeting at 4:06 PM.

In attendance: Cheryl LaFlamme, Meg Staloff, AngelaYakovleff

Scott Tucker, Town Manager, (by Phone), Mike Tuller, Zoning Administrator, Gretchen Havreduk,

Possible Additions to the Agenda

Cheryl proposed two additions to the agenda.

-Language about zoning changes was agreed upon at the last meeting, but not motioned.

Discuss and motion.

-Discussion on article Mike sent, Zoning for Better Places.

Public Comment

None

Approve minutes from July 27, 2020 meeting

No vote taken. There was not a quorum of planning commission members who were in attendance on July 27, 2020.

Continue Discussion on Zoning Ordinance Article VIII

Cheryl reviewed the points of agreement concerning the zoning ordinance changes. No motion was made at the meeting on July 27,2020.

-deleting 822L

-adding 823K add "any number of signs" to article 10- of the zoning ordinance

Meg noted 822B says any exterior banners were exclusive of window area as defined in article 872.

Mike asked if we are including second story windows

Meg said window area is stated as "per side per establishment."

Cheryl asked Mike how he was doing with enforcement of sign ordinance?

Mike noted that the code has not yet been adopted. He has not pursued speaking to businesses in the village area at this time.

He will speak to the Village Roost to let them know at present their signage is not in compliance.

He said Ratu's is taking down the signage that is not in compliance.

Meg asked that we continue the discussion at hand, wording of the ordinance rather than enforcement.

Meg made a motion to approve the proposed language change to the zoning ordinance.

Angela seconded.

In favor: Cheryl, Meg, Angela

Opposed none

Cheryl asked if we wanted to deal only with this change when scheduling a hearing or if we want to check the zoning document and work on needed changes, deletions, and clean up of language before holding a hearing?

Meg has gone through and noted some language that needs changing to make sure articles are addressed correctly.

Angela thinks it makes sense to go through and make any small changes that need addressing.

Cheryl thinks we should move forward with any small changes that need to be made.

She requested that we look over the document and address any changes at the August 24 meeting.

Cheryl thinks Zoning changes for affordable housing will pull in a big group of people. It could be a "politically explosive" issue and should be addressed separately. She thinks we should first deal with the sign ordinance and clean up any language changes that need to be made.

There was a short discussion about the Bytown economic group's, Dover and Wilmington, talks about affordable housing. Cheryl will reach out to see if anything is happening with this.

She thinks it is sensitive to the town and people living there. She agrees with Meg. They would like to address this as its own entity.

First address the signage and clean up language, then address affordable housing.

At the August 24 meeting we will look at minor changes and a motion to accept, then request a motion for a hearing.

Cheryl asked that we read the article on Zoning for Better Places as part of a discussion on affordable housing. Cheryl will ask Gretchen to attend the next meeting.

Old Business

none

Next Meeting – August 24, 2020 at 4:00 PM.

Meeting agenda will include

- Finalizing changes to the zoning ordinance and motion to accept or not.
- Motion for a hearing on zoning changes.
- Discussion of article on Zoning for Better Places.

Adjournment

Meg made a motion to adjourn at 4:39.

Angela seconded.

In favor: Cheryl, Meg, Angela

Respectfully submitted,
Angela Yakovleff, scribe