

Wilmington Planning Commission

Meeting Minutes

Monday August 24, 2020 at 4 p.m. via Zoom

Open Meeting

Cheryl opened the meeting at 4:01 PM.

In attendance: Tom Consolino, Cheryl LaFlamme, Meg Staloff, Angela Yakovleff, John Lebron at 4:08

Scott Tucker, Town Manager, Mike Tuller, Zoning Administrator

Possible Additions to the Agenda

Cheryl proposed an addition to the agenda.

-Set date for public hearing on zoning changes

Public Comment

None

Approve minutes from July 27, 2020 meeting

Tom made a motion to approve the minutes from July 27, 2020.

John seconded.

In favor: Angela, Meg, John, Tom

Abstain: Cheryl

Approve minutes from August 10, 2020

Cheryl made a motion to approve the minutes from August 10, 2020 with wording correction tow to two.

Meg seconded.

In favor: Cheryl, Meg, Angela

Abstain: Tom, John

Continue Discussion on Zoning Ordinance proposed changes

Section 400

-Add "In addition"

- Village Design Review District ARTICLE V
VDRD=

Meg made a motion to Add VDRD wording to Article 400 in accordance with present wording.

Angela seconded.

In favor: Tom, John, Cheryl, Meg, Angela

Opposed: none

Cheryl said the first date for a hearing on proposed zoning changes is August 14, 2020.

Cheryl made a motion to set a hearing for proposed changes to the zoning ordinance on August 14, 2020 at 5:00 PM via Zoom.

Tom seconded.

In favor: Tom, Cheryl, John, Meg, Angela

Opposed: none

Discussion on Enabling Better Places: A Zoning Guide for Vermont Neighborhoods and article In Vermont, One Step Closer to Finding “Missing Middle” Housing and proposed new housing

In Vermont we are one step closer.

Gretchen has been working on Workforce Housing.

Meg discussed points of interest in the article i.e. Types of Housing and Ways to Adapt Zoning Ordinances,

Cheryl said Dover is planning on resurrecting their Planning Commission. She noted she is not sure of their interest in pursuing this issue jointly. She said as of right now there are not a lot of places where you can go to find affordable rural residential housing.

John said any commercial/residential mixed use would have to go to the DRB. He wondered how much of an impediment that is?

Cheryl said the current DRB is very open to meeting and enabling economic development.

Mike stated he would defer to Gretchen in this matter. There is not yet an understanding on when this would be acted upon.

Tom asked if there is any information from the WRC?

Cheryl said this work was suggested by the WRC. Tom wondered who wrote the article?

Mike said it's a program from the State CNU/development arm nationally.

Funding came in part from AARP and Vermont Association of Realtors.

Tom asked if there is anyone we can walk us through?

Mike described the article as a “toolkit” of various options and infrastructure needs.

John wondered what is not working with zoning?

Mike said in the Village accessory apartments are permitted commercial/residential. Do we want to make changes?

Meg said we do allow for accessory apartment dwelling in most areas

-conditional use requirements

-where could we do affordable housing that makes sense? Sewer access not septic is needed.

Cheryl hasn't seen anything. She thinks we can be proactive.

John asked if there is any reason not to make change(s) for future development? Is it something we want more strictly vetted?

It was noted that the terminology Workforce Housing is replacing Affordable Housing.

Cheryl wondered about a timeframe?

Mike said there needs to be 15 days from posting before any action is taken.

Cheryl asked how you find out about permitting that does not go through the DRB?

Mike said you have to read the signage on the posted permit. It gives a broad overview statement of what is permitted.

John asked if this is enough disclosure for the public?

Mike said this has been protocol.

Cheryl thinks DRB is important because abutters get notified.

Tom thinks it is not the Planning Commission's job to notify beyond what is presently set up. The DRB gives opportunity for abutters and those curious to voice opinion.

Meg asked if we are requiring hearings that are not necessary.

Cheryl would like to bring up changes to the DRB.

Meg thinks we should dive into density issues. She asked for examples of something that could be easier if we make changes.

Cheryl said the needs of various areas of town need to be protected.

Meg asked if there are ways to keep development within the Village area.

Cheryl will invite Gretchen to join our August 28, 2020 meeting to address workforce housing density levels.

Scott noted there is a section in Enabling Better Places that addresses "Potential for Streamlining." (page 24)

John noted the zoning has basically doubled what we have now, but it has not been signed.

Cheryl will reach out to John Bennett to ask if present zoning is in violation and if new requirements have yet been signed.

Meg will reach out to John Gannon.

Further discussion will be on the agenda for August 28, 2020.

Old Business

none

Next Meeting –September 14, 2020 at 4:00 PM.

Meeting agenda will include preparation for the 5:00 PM hearing. Mike will give a heads up to business owners on the proposed changes on signage.

The Zoom information will be a part of the warning.

5:00 PM hearing on zoning ordinance changes.

Adjournment

Tom made a motion to adjourn at 4:58 PM.

Meg seconded.

In favor: Tom, Cheryl, John, Meg, Angela

Opposed: none

Respectfully submitted,

Angela Yakovleff, scribe