

Wilmington Planning Commission

Meeting via Zoom

Monday October 12, 2020 at 4 p.m.

Open Meeting

Meg opened the meeting at 4:03 PM.

In attendance: John LeBron, Meg Staloff, Angela Yakovleff

Mike Tuller, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist, Scott Tucker, Town Manager

Possible Additions to the Agenda

None

Public Comment

none

Approve Minutes from September 28, 2020

John made a motion to accept the minutes from the meeting of September 28, 2020.

Meg seconded.

In favor: John, Meg, Angela

Oppose: none

Abstain: none

Continue Discussion on housing needs in Wilmington

Were there density changes or other changes that need to be addressed? In the Village District there are no restrictions

Gretchen noted a Senior housing analysis article-goal # 3 Senior and Workforce zoning ordinance and location are considerations we should look at.

Vacant Inns are on the outskirts of Town. As an example, Honora Winery is in the commercial/residential district. The Horizon Inn is in the residential district.

What about a temporary ordinance as some towns have instituted?

Should we have a discussion with the Select Board?

It seems density issues are a key piece.

Meg said there are density exemptions in the present zoning ordinance.

There was a discussion of affordable housing.

The Honora building location lends itself to good senior housing.

John wondered if these changes had to go through the DRB?

Can you by-pass the DRB *if* you have a form based on code?

Could there be a stand-alone ordinance? How would this “fly” with the community?

Mike thinks there is more incentive for certain developments. New codes would have to be developed.

Meg wondered if there is a type of criteria?

John asked if we can develop another category. Mike said you could do an overlay.

John asked if there was a PUD plan in Town.

Gretchen noted OSEC had included housing in their development plan.

There was further discussion concerning density, development, and what would be most beneficial to consider.

Mike thinks the Village and Historic districts seem to be the best focal point at this time.

John wondered other than the zoning incentive, what would be the benefits?

He noted that in residential areas there may be more pushback if there were a multi-story structure.

Meg asked what density would be attractive? How many units could be included in the OSEC building.

Scott noted the square footage is large.

Meg noted that the designated downtown doesn't have a lot of availability.

A question was asked about what happens when a grandfathered building changes hands?

Could we propose a way to codify, i.e. multiple family and affordable housing granted conditional use in the village district?

John thinks we should limit our work to the Village District. Meg said we could create stand-alone zoning or change the conditional density use in the residential district, increase the density with DRB approval.

Scott said parking is one of the biggest problems.

John proposed suspending the meeting at 4:59 PM.

Angela seconded.

John, Meg, Angela in favor.

None opposed.

Meg suspended the meeting.

Meg opened the Public hearing on proposed zoning ordinance amendments to articles 4 and 8 at 5:00 PM.

There were no questions or comments from visitors.

Scott reiterated his suggestion to delete this section, but noted it had been reinvigorated.

Meg feels there are no substantive changes, mostly for clarity. She proposed we send the proposed changes on to the Select Board with a report.

Mike said he had reached out to area businesses up route 100 and along route 9. He said many business owners were surprised they were not presently in compliance with the ordinance.

Several were disappointed in the timing of the hearing, noting October 12 was a holiday and they would be unable to attend.

Visitor Mary Brady joined the hearing at 5:14.

Meg reviewed the proposed changes to articles 4 and 8, sections 822B and L, adding 823K and deleting 831 clarifying changes around signage.

There were no further questions.

Meg closed the hearing at 5:16 PM.

John made a motion to reopen the planning commission meeting. Angela seconded. John, Meg, Angela in favor.

None opposed.

John made a motion to approve the proposed changes to the zoning ordinance with a report and send them on to the Select Board.

Angela seconded.

John, Angela, and Meg in favor.

None opposed.

Meg will speak to Cheryl about writing a report.

Old Business

The Hazard Mitigation Plan has been approved by FEMA.

There was continued discussion about ways to address the housing needs, density issues, developing more concrete proposals, and any wording changes based around those needs.

Meg will draft language around affordable and workforce housing to consider at the next meeting.

Next Meeting – October 26, 2020 at 4:00 PM via Zoom

Further discussion on housing needs and next steps including another look at density in the Village and Residential Districts.

Adjournment

John made a motion to adjourn at 5:58.

Angela seconded.

In favor: John, Meg, Angela

Opposed: none

Respectfully submitted,

Angela Yakovleff, scribe