

Meeting minutes

Monday October 26, 2020 at 4 p.m. via Zoom

Open Meeting

Meg opened the meeting at 4:09.

In attendance: Tom Consolino, John Lebron, Meg Staloff, Vice-chair, Angela Yakovleff

Mike Tuller, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist

Possible Additions to the Agenda

None

Public Comment

None

Approve Minutes from October 12, 2020

Minutes from October 12, 2020-no action. No quorum of those in attendance at the October 12, 2020.

Continue Discussion on housing needs in Wilmington

Meg sent two articles for the commissioners to read. Mike send an article to read also. Meg summarized the articles and requested we read them before our next meeting since they are pertinent to our housing discussion. She referred to a slide on gentle infill found on housingdata.org under regulatory tools.

A possibility in development is to create an overlay district in certain areas where there is a possibility of development. She thinks options for areas of development are Beaver St., W. Main St. outside the village district, the Honora building. Shafter St. already has multi-family homes.

Another option could be zoning district incentives. Under section 450 B #6 conditional uses are listed. It suggests interim by-law subject to DRB approval may be granted by the Select Board for a period of two years after which it may be reconsidered or made permanent.

A third option is a full reworking of the zoning document around housing. This would take two years minimum. We have to consider the interests of the community.

- How do we open the door to development without additional review?

We don't need a hearing for each project because we've already had a hearing and approval.

- A temporary change proposed by the Selectboard could be passed for two years.

Tom asked what if a developer takes advantage of the change? After two years is it grandfathered?

-Yes, it would be.

Gretchen suggested we don't outline specific housing development areas. Eventually that will have to be done, but now she would like to see an idea that we can take to the Selectboard saying, "This is the path we're considering."

Meg said we could create zoning districts. Where does the village district end? Is it possible to expand this? Multi-family homes are an acceptable use.

- Create temporary housing development districts. Specify rules for dimensional standards.

Mike said we could put in new overlays.

- Can property owners assemble contiguous properties into a larger tract to promote development in this overlay concept?

There was consideration and discussion of this idea.

Meg asked, where do we draw the lines on zoning maps? We would have to specify dimensional standards to prevent unintended consequences? We want to be able to move forward.

Angela noted we should consider parking when talking about minimizing frontage and set-backs.

Considerations for further discussion:

1. Draw limits of overlay districts in all directions.
2. Dimensional standards to prevent unintended consequences.
3. Read Enabling Better Places document, page 30 to better understand maximum building coverage % per site.
4. Allowable and conditional uses.

Bring discussion to the Selectboard, "This is what we're talking about as temporary solutions as we consider a complete reworking of the zoning document around housing.

For the next meeting:

Review neighborhood districts in housing districts (document.) Keep flood districts in mind

5:12 Tom left the meeting.

Old Business

None

Next Meeting – November 9, 2020

Adjournment

Meg closed the meeting at 5:19 PM.

Respectfully submitted,

Angela Yakovleff, Scribe