

Wilmington Planning Commission

Meeting Minutes

Monday November 9, 2020 at 4:00 PM via Zoom

Open Meeting

Meg opened the meeting at 4:02 PM. In attendance, Tom Consolino (at 4:07), Cheryl LaFlamme, John Lebron, Meg Staloff, vice-chair, Angela Yakovleff

Mike Tuller, Zoning Administrator

Possible Additions to the Agenda

Cheryl wanted us to be aware that the bi-town committee on economic development has also been discussing housing issues. The committee has representatives from Dover and Wilmington planning commissions, and several members of the business community. Housing has been an on-going agenda item. The committee put forth the original report on housing.

Cheryl left the meeting at 4:10 PM.

Public Comment

None

Approve Minutes from October 12 and 26, 2020

John made a motion to approve the minutes of October 12, 2020.

Meg seconded.

In favor: John, Meg, Angela

Opposed: none

Abstain: none

Minutes of October 26 need to be revised to reflect John Lebron was not at the meeting.

Tom made a motion to accept the revised minutes of October 26, 2020.

Meg seconded.

In favor: Tom, Meg, Angela

Opposed: none

Abstain: John

Continue Discussion on housing needs in Wilmington

Discussion of housing options

Possibly propose an overlay district.

Tom said before we make any proposals we should have a clear idea of what we would do and why.

Meg agrees.

John said we should craft what benefits may lead us to an overlay district.

Meg thinks any decisions should reflect a changing population, and housing needs in the community as a whole.

John referred to the Town Plan section on Housing, goal #7 sub section 1.
The goal should be in line with the stated goal in the adopted Town Plan. (7.1.2)
John asked, "To achieve the goal what are the steps we need to take?"

Identify areas where stated goals can be implemented while maintaining the character of the area without having any adverse effect on the neighborhood. Additionally, this will increase the tax base for the Town of Wilmington.

Potential options discussed include creating an overlay district, addressing mixed income housing options, and streamlining the permit process.

Mike will put together some additional options.

Meg will reach out to Sarah Fisher to invite her to the next meeting as a Selectboard member to get ideas and feedback from them.

Review documents: Neighborhood districts in housing districts and Enabling Better Places,
The document helps to define possible options to consider and the impact of each.

Tom left the meeting. (5:25PM)

Old Business

none

Next Meeting – November 23, 2020 at 4:00 PM via Zoom

Include on the agenda a discussion that focuses on what changes are needed to achieve the goal and potential strategies and locations for implementation.

Meg will reach out to potential stakeholders.

Adjournment

John made a motion to adjourn at 5:35 PM.

Angela seconded.

In Favor: John, Meg, Angela

Opposed: none

Abstain: none

Respectfully submitted,
Angela Yakovleff, scribe