

Wilmington Planning Commission Meeting Minutes

Monday January 25, 2021

4 p.m. over Zoom

Open Meeting

Meg opened the meeting at 4:04 PM.

In attendance: Meg Staloff, vice-chair, John Lebron, Angela Yakovleff

Mike Tuller, Zoning Administrator

Scott Tucker, Town Manager

Gretchen Havreduk, Economic Development specialist

Visitors: Brian Holt, Jessica Lee Smith

Possible Additions to the Agenda

None

Public Comment

None

Approve Minutes from December 14, 2020

John made a motion to accept the minutes from December 14, 2020

Meg seconded.

In favor: John, Meg, Angela

Opposed: none

Abstain: none

Temporary reorganization (pending Reorganization following Town Meeting); Select Interim Chair and Vice Chair

Cheryl LaFlamme tendered her resignation. It was accepted with regret by the Select Board.

John nominated Meg as acting chair. Angela Seconded.

In favor: John, Meg, Angela

Opposed: None

Abstain: None

Meg nominated John as acting vice-chair. Angela seconded.

In favor: John, Meg, Angela

Opposed: None

Abstain: None

Possible new members for Commission

Brian Holt attended the meeting to see if he may be interested in joining the Planning Commission Board.

Others interested in filling the remainder of Cheryl's term (through 2022) should send a short Bio to Scott Tucker stating interest and qualifications. Applicants must be a resident of Wilmington.

Scott will send information on candidates to the chair of the Planning Commission for feedback then will send recommendations to the Select Board.

Continue Discussion on code changes to address housing needs in Wilmington

a. discuss definition for Senior Housing/added density exemption for Senior Housing with review in residential districts

b. discuss elimination or expansion of density limits/multi-family housing in additional districts

Meg reviewed the discussion from December 14, 2020. Ms. Smith asked how density changes affect people who already live there.

Dimensional requirements would be preserved.

There was discussion about a float zone as discussed in the article Senior Housing Regulations, Two Model Laws, sent by Mike for consideration. Mike thinks specific zone selection is possibly a better model for Wilmington's needs.

Gretchen noted she and Mike will be taking a course on Tuesday and Thursday: Enabling Better Places. They will be able to report back at our next meeting.

Considerations are to have multi-use and accessory uses on the first floor of housing units and living spaces above.

Standards around affordable housing were discussed.

What do we want to focus on, senior housing, affordable housing, work force housing?

Where would housing "live" in our present zoning, a new section, definition, use?

When considering senior housing development what age parameters would be considered, what amenities? How do we address allowing for senior housing development in all residential

districts? Planned unit development (PUD) in all districts except the Historic district. What is the definition of senior housing? Should senior housing be a permitted use?

John asked if we had gone off work force housing.

Development may be more dense, smaller housing.

The document points out several options,

Mike asked if density etc (from our prior discussions) may also be prudent in the Village District.

Meg suggested looking at what's there and adjust accordingly. Mike said we could intensify the Village.

Do we want to change density limits in the Village District?

Is a multi-family home considered as a single dwelling or is each unit considered a dwelling?

Mike clarified each unit would be considered a dwelling. [Ex. A five family home = five dwelling units.]

Meg suggested we review the Senior Housing document and highlight what is most important to include in a senior housing development. Come up with a succinct definition and forward to Meg. (Angela will review this.)

Parking is an issue that we need to address. What would be the definition of workforce parking? (Mike and John will look at parking considerations.)

Meg will look at the document of the number of units in the designated downtown district and village district. She will contact Deb Kingsley. She will reach out to landlords concerning parking and how they deal with it.

Scott said any decisions or proposals should be wrapped into the Town Plan.

For the next meeting we should review Enabling Better Places Document to aid in continued discussion. Additionally we will address the senior Housing Regulations article, part 2, and discuss answers to the specific questions researched.

Next Meeting – February 8 , 2021 4:00 PM via Zoom

Adjournment

John made a motion to adjourn at 5:34 PM.

Angela seconded.

Respectfully submitted,

Angela Yakovleff, Scribe