

Wilmington Planning Commission

Meeting Minutes

Monday February 22, 2021 at 4 p.m. over Zoo

**Open Meeting**

Meg opened the meeting at 4:02 PM.

In attendance: Meg Staloff, Chair, Brian Holt, John Lebron, Angela Yakovleff

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

**Possible Additions to the Agenda**

none

**Public Comment**

none

**Approve Minutes from February 8, 2021**

Hone made a motion to accept the minutes of the February 8, 2021 meeting.

Meg seconded.

In favor: Meg, John, Angela

Opposed: none

Abstain: Brian

**Continue Discussion on code changes to address housing needs in Wilmington**

- a. Review draft language for Article 7 (Standards) related to Senior Housing

The Board read and discussed a draft of possible changes to Article 7 to include language specific to Senior Housing. This would become section 732 Senior/ADA-Compliant housing/Adult Living Community Specific Standards.

Considerations included density issues, providing parking (Do we define specifically? Does parking availability change based on location?, ability to grant exemptions)

- b. Draft language for Article 10 (Definitions) related to Senior Housing

Should the document be definition specific or allow a broader outline of intentions/reference to places where information can be found, density issues

Things to consider: Legality of language, Is a density bonus attractive to developers?, Determine what the right scale for an institutional building would be, Determine the number of units that are appropriate and economically viable [Talk to developers of other senior housing developments], Should a mixed use developments be included?

- c. Additions to Article 4 to incorporate Senior Housing Use

General consensus is that incorporating senior housing as a conditional use fits best with our present zoning.

Meg will contact Sue Westa at Windham Regional Commission (WRC) to ask which senior housing developments might we contact to best help answer our questions and give us input into needs and processes moving forward.

**Next Meeting – March 8, 2021 at 4:00 PM via Zoom.**

**Adjournment**

John made a motion to adjourn at 5:48.

Angela seconded.

Respectfully submitted,  
Angela Yakovleff, Scribe