

Wilmington Planning Commission

Meeting Minutes

Monday February 8, 2021 at 4 p.m. over Zoom

Open Meeting

Meg opened the meeting at 4:06 PM. In attendance Meg Staloff, chair, John Lebron, Angela Yakovleff

Mike Tuller, zoning administrator, Gretchen Havreluk, Economic Development Specialist
Visitors: Brian Holt, Jessica Lee Smith

Possible Additions to the Agenda

The Select Board will hold a hearing on the proposed changes to the sign ordinance on March 15, at 6:00 PM.

[Please read through the proposed changes to review. Meg will send us a copy]

Public Comment

None

Approve Minutes from January 25, 2020

John made a motion to accept the minutes from January 25, 2021.

Angela seconded.

In favor: John, Meg, Angela

Opposed: none

Abstain: none

Possible new member for Commission: Brian Holt

Brian Holt has expressed interest in being appointed to the Planning Commission. He sent credentials to the Town Manager. Brian introduced himself to the board. He has been involved with Wilmington since 2018. He recently opened a business on Main Street. He has a background in government, holds an MBA, and is very familiar with zoning.

Scott Tucker will forward his credentials to the Select Board and recommend that he be appointed to fill the remainder of Cheryl LaFlamme's term, through 2022.

Continue Discussion on code changes to address housing needs in Wilmington

Meg thinks the options we have in making code changes are adding wording to article 731 or create a separate article 732, or add as a conditional use under article 4. She recommends conditional use in all areas.

Develop standards (Article 7).

Add districts where it is allowed as a conditional use.

She will reach out to an organization where there is a lot of senior housing development.

Discussion:

- specific kinds of PUD
- agreements with the Moover specifying transportation possibilities
- referencing ADA standards
- What is the town looking at?

Meg thinks we should be as inclusive as possible, include development standards. Gretchen noted the present housing study addressed independent living only. The problem with an assisted living model is the amount of staff you need to provide for.

Meg wondered if we define senior housing in the Standards, do we want to include mixed use, or accessory uses? Perhaps there should be a “bonus” in density in specific districts?

John thinks we should start small, just allowing senior living housing.

Gretchen thinks we should leave it open-ended, not limiting to specific districts.

Should we address density and area regulations?

Meg said PUD (Planned Unit Development) standards are bare bones. She would like to see standards specify a single design concept, specify design, specify who can live there (age/design,) and be easily accessible to transportation.

Mike said if we are looking at new construction leave this to the developer to develop open spaces, affordable, neat, new buildings, respect buffers and setbacks, allow for both attached and detached structures, and possibly two story structures.

Meg disagrees. She favors adding senior housing as a conditional use in all districts. Creating standards would help the DRB.

We should address parking, define age limitations, plan for accessibility, (universal design,) density.

Add these to Standard 733 Senior Housing or create 732i.

John thinks there should be common criteria that applies in whatever district you're in. We can't necessarily address density in a broad swath. Qualification should be based on standards that are applicable.

Meg feels whatever we write needs to include standards.

Mike noted that Article IV already has standards in place. The market will drive senior housing and housing for people with disabilities.

Next Meeting – February 22, 2021 at 4:00 PM

Review zoning article 4 on density. Meg will draft a senior housing proposal for discussion and review.

Meg will reach out to Sue Westa for information on a municipal planning grant. We will need need one if we take on a full overhaul of the zoning ordinance. WRC will help with density and parking- (piecemeal).

Adjournment

John made a motion to adjourn at 5:50 PM.

Angela seconded.

In favor: John, Meg, Angela

Opposed: none

Respectfully submitted,
Angela Yakovleff, scribe