

Planning Commission Report
October 12, 2020
On the Municipal Bylaw Amendments Wilmington VT

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.”

The report shall provide:

(A) brief explanation of the proposed bylaw, amendment, or repeal and include a statement of purpose as required for notice under §4444 of this title,

Article IV

Section 400 Zoning Overlays add VDRD = Village Design Review District (Article V)

Article VIII

Section 822 (B) Banners and Posters

Section 822 (L) Window Display

Section 823 Add (K) Window Signs

Section 831

Article VIII:

Section 822 (B) delete first sentence and replace with “A business is allowed one exterior Banner or Poster exclusive of window area.”

Section 822 (L) Delete Window Display

Section 823 Add (K) Window Signs: any number of signs (as defined in Article X) may be displayed in or on windows, provided that no more than 30% of the total window area per establishment, on the side of the building where such signs are located, is covered. 70% of the total window opening area per side per establishment must remain free and clear of window signage. The total signage area pertains to both permanent signs (such as stenciling and/or lettering affixed to or painted on the glass), and indoor non-permanent signs. Sign dimension is determined by the smallest rectangle that can be drawn over the perimeter of the signage. Window signs shall not be internally illuminated or require power. Indoor non-permanent signs are subject to Time Limitations as defined in Section 872.

Section 831 correct “Appendix III to Article X”

The purpose of the proposed changes is to:

1. Enhance the collaborative process between property owners and the Zoning Administrator and Development Review Board.
2. Improve the understanding and simplicity of administration of the Wilmington Zoning Ordinance, in accordance with the duly adopted Town Plan.
3. To clarify processes and procedures.
4. To clarify the roles and responsibilities of town governing bodies

The Planning Commission seeks a vote to revoke the prior and adopt the following: Article IV Section 400 and Article VIII Sections 822, 823 and 831.

In accordance with 24 V.S.A. 4441(c) the Report shall also “(B) include findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing: Conforms with Goal 11 of the Wilmington Town Plan adopted October 2018. There is no effect on the availability of safe and affordable housing.
2. Is compatible with the proposed future land uses and densities of the municipal plan: This is compatible with any land uses and densities contained within the Wilmington Town Plan adopted October 2018.
3. Carries out, as applicable, any specific proposals for any planned community facilities: No planned community facilities are affected by this amendment.

Dated this twelfth (12) day of October 2020
Cheryl LaFlamme, Chair
Tom Consolino
John Lebron
Meg Staloff
Angela Yakovleff