

Wilmington Planning Commission

Meeting Minutes

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

Open Meeting

Meg called the meeting to order at 4:03 PM.

In attendance: Meg Staloff, Chair, Tom Consolino, Brian Holt, John Lebron, Angela Yakovleff
Mike Tuller, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist

Visitors: Jessica Lee Smith

Possible Additions to the Agenda

Meg reminded the Board that the Select Board will be discussing the proposed changes to the sign ordinance at their meeting on March 16 at 6:00 PM. She will warn it as a Planning Commission meeting according to rules governing meetings where there is a quorum of the Board in attendance.

Public Comment

Gretchen wondered if any correction to the document would be taken up at the hearing. Meg will e-mail the document with track changes and a link to the Zoom meeting.

Approve Minutes from February 22, 2021

Meg noted a correction was needed in the minutes. John Lebron's name was incorrectly entered as the maker of a motion.

John moved to accept the minutes from the February 22, 2021 meeting with the name correction. Meg seconded.

In favor: Meg, John, Angela

Opposed: none

Abstain: Brian, Tom

Continue Discussion on code changes to address housing needs in Wilmington

There was a review of Article 7 with track changes.

There was a lengthy discussion of code changes needed to address housing needs.

A draft of Senior/ADA compliant Housing/Adult Living Community was reviewed and discussed.

Parking in any senior development presents challenges but needs to be addressed. We reviewed documents from other near-by towns as well as the article Mike has sent out previously, "Better Places" for reference.

- Should number of units determine number of parking spaces or should the number of bedrooms per unit?
- Parking requirements vary from .5-2 per unit.
- Should number of parking spaces be modified by district?
- If housing is mixed use, more parking will be needed.
- Should consideration of proximity to public transportation have bearing on parking space determination?
- Should Section 721 D3 in the present Zoning document be rewritten?

Gretchen would like the Board to look at Brattleboro's zoning document to see how they have addressed parking.

We will also look at Bellows Falls.

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

#1 is needed.

#2-5 are too specific.

Check the legality of the language (Research Vermont Senior Housing.)

Is a density bonus attractive to developers?

Find a physical building at that scale to show potential developers. Determine what the right scale for an institutional building should be.

Research comparable buildings. Is 15 units appropriate? Is it economically viable?

Talk to Senior Housing developers (Shire, Windham Housing Trust) and ask what you look for when you're looking at senior housing development.

References to places where information can be found should be included.

Discuss additions to Article 4 to incorporate Senior Housing as Conditional Use

Two zoning overlays change to three. Omitted in the Village District.

Article 8 there is a typo in the track changes.

Section 450B Article IV District Purpose

Site criteria 5B Specify it includes Village Design District.

John shared information from the Bellows Falls document. It addresses shared parking spaces and day/night spaces.

Meg thinks we could possibly use similar language. It allows for flexibility.

Mike noted formal studies are costly. Brian offered that 15 units per acre is standard. Gretchen said we haven't read The Traffic Engineering Manual. We need to investigate more. Mike said the Manual is based more on "cookie cutter" franchise development. It is potentially cumbersome for small villages. John asked what we can lean on to help us. Is there another less costly level? Meg is trying to make easily enforceable standards. Gretchen suggested a proposal in the application. Mike thinks consideration should be given to bedrooms or rooms rather than dwelling units. Meg noted in any district other than the Historic District we can have these parking standards. Tom thinks we should have two spaces per unit. Meg thinks that could be excessive and suggested 1.5. We'd be setting a minimum not a maximum. Mike said the definition of dwelling needs to be improved. He asked about specific height. Presently maximum height is determined by the reach of fire equipment. Anything over 24 feet is subject to DRB approval. There was additional discussion on density limits.

At the next meeting we will address

- existing vs. new structures and density.
- parking for mixed use (J)
- review (L) site plan

Next Meeting – March 22, 2021 at 4:00 PM via Zoom — Meg will be available but away, can John LeBron Chair the meeting?

Adjournment

John made a motion to adjourn at 6:04. Angela seconded.

Respectfully submitted,

Angela Yakovleff, Scribe