

Wilmington Planning Commission

Meeting Minutes

Monday April 12, 2021 at 4 p.m. over Zoom

Open Meeting

In attendance: Meg Staloff, Chair, Tom Consolino, Brian Holt, Angela Yakovleff

Mike Tuller, Zoning Administrator, Gretchen Havreluk (at 4:20), Economic Development Specialist

Visitors: Jessica Lee Smith

Mike Tuller on behalf of the Town of Wilmington called the meeting to order at 4:07 for purpose of reorganization.

Tom nominated Meg Staloff for Chair. Angela seconded.

In favor: Brian, Tom, Angela, Meg

Opposed: none Abstain: none

Meg continued the meeting as chair.

Meg nominated John Lebron as Vice-chair. Tom Seconded

In favor: Tom, Brian, Angela , Meg

Opposed: none Abstain: none

Meg nominated Angela as clerk. Tom seconded.

In favor Meg, Brian, Tom Angela

Opposed: none Abstain: none

Tom made a motion to hold meetings on the second and fourth Mondays of the month at 4:00 PM and strive to end at 5:30 PM. Brian seconded.

In favor: Brian, Angela, Meg, Tom

Opposed: none Abstain: none

Possible Additions to the Agenda

none

Public Comment

none

Approve Minutes from March 8, 2021

Tom made a motion to accept the minutes from March 8, 2021. Meg seconded.

In favor: Meg, Tom, Brian, Angela

Opposed: none Abstain: none

Review guidance for resuming in-person meetings in May

Meg spoke to Scott Tucker. He doesn't anticipate the Town Offices to be open for meetings until July when the State of Emergency is ending as set forth by the Governor. Meetings in May and June will therefore be held through Zoom.

Vote to approve letter sent for OSEC application for consideration of funding via Rep. Welch's office

Brian asked for some background on this. Gretchen said the Planning Commission has written letters of support for the Bi-Town committee, the sidewalk grant, and others. If the request is something that's in the Town Plan it is appropriate.

Angela made a motion to approve the letter that was sent by Meg requesting consideration of funding for the OSEC application. Meg seconded.

In favor: Angela, Tom, Meg

Opposed: none Abstain: Brian

Discuss timeline for wrapping up Senior Housing discussion and possibly moving to a discussion about Parking Standards, to include EV charging stations.

Parking is a separate issue. We will discuss this at another meeting.

Senior housing will be considered a conditional use under article 732 language.

Electric vehicle charging stations do not count as structures. The Select Board did approve four charging spots at the park 'n' ride on South Main St. Brian thinks there is a charging station at DVHC. This is a good time to be reviewing.

Article 4 will be discussed at the April 26, 2021 meeting.

When we go to the Select Board we will bring articles 4, 7, and 10 (definitions.)

Tom wondered if Meg discussed with Scott Tucker, Town manager, bringing all articles at once to the Select Board for consideration and change to the present zoning document? Is it proper procedure?

Meg said all articles tie together for senior housing. Brian agrees.

Continue Discussion on code changes to address housing needs in Wilmington, reviewing revised draft language for Article 7 (Standards) related to Senior Housing, specifically:

There was a review and discussion of suggested revised wording order for proposed Article 7, moving age requirements to be Section A (previously was in Section F) and more general site requirements to be Section B (previously was Section K).

Members discussed whether to include mixed use as a percentage or 100% ADA/Senior use (Ref. Section A of revised draft document from 3/18)

Brian supports percentages of mixed use. Meg thinks this would be more attractive for a developer.

A suggestion of 50% of the premises shall be for qualified occupants in a development approved for senior housing.

Meg will work on wording and send out a draft for Planning Commission members to review.

Discuss appropriate density cap or allowance looking at comparable local examples (Butterfield and Shires Housing developments in Bennington and Arlington as examples)

Various density caps in a development were discussed. Other senior properties were looked at. Types of buildings were considered.

Brian thinks 18-20 units per development with mixed types of buildings is a reasonable number. Retrofitting with higher density, possibly up to 25 units was suggested.

At the next meeting Article 4 will be looked at to make sure new wording is included in all residential areas of the zoning document. Definitions will be reviewed. Mike and Meg will go over these.

Next meeting: April 26 at 4:00 PM over zoom.

Tom made a motion to adjourn at 5:31 PM.

Angela seconded.

In favor: Meg, Tom, Brian, Angela

Opposed: none

Abstain:

none

Respectfully submitted,
Angela Yakovleff, Scribe