

Wilmington Planning Commission

Minutes

Monday May 10, 2021 at 4 p.m. over Zoom .

Meg opened the meeting at 4:01 PM.

In attendance: Meg Staloff, chair, Brian Holt, Angela Yakovleff

Mike Tuller, Zoning Administrator

Possible Additions to the Agenda

none

Public Comment

none

Approve Minutes from April 26, 2021

Brian made a motion to accept the minutes from the April 26, 2021 meeting.

Meg seconded.

In favor: Meg, Brian, Angela

Opposed: none

Abstain: none

Continue Discussion on code changes to address housing needs in Wilmington, specifically:

- Results of review of our draft proposed Section 732 by ACCD/VLCT:

There was little feedback from inquiry. The feeling was we were asking for legal counsel. Once we have our draft complete, before we are ready to present it, Scott will show it to our legal counsel.

- Discussion of firming up our Goals for the proposed Use (information in email from Brian Holt with bylaws from Telluride, CO).

The Board agrees our purpose in pursuing housing for the aging is the recognition of lack of affordable housing for seniors who are looking to stay in the community. At present there is very little available, and in developments outside Wilmington there are waiting lists.

- Review proposed changes to the Draft/proposed 732: Restrictions for Alternative Use (732B)

We reviewed the draft document that Meg drew up after our last meeting. We will use age 62+ as the age guideline to be consistent with Federal Fair Housing Standards.

Discussion topics included whether there should be a residency requirement, if there should be incentives for developers and if so, what, and density considerations.

We will look into whether we should send current changes for legal review to the town attorney.

Meg will review these revisions and make sure language is consistent throughout the document, then send it to Board members for review.

Review the Electric Vehicle Charging Stations recommendations for possible inclusion in our bylaws.

Tabled until next meeting.

Brian made a motion to adjourn at 4:34 PM

Angela seconded.

In favor: Meg, Brian, Angela

Opposed: none

Abstain: none

Next meeting, May 24, 2021 at 4:00 PM via Zoom.

Respectfully submitted,

Angela Yakovleff, scribe