

Wilmington Planning Commission Meeting Minutes

Monday July 26, 2021

Meg opened the meeting at 4:02 PM.

In attendance: Michele Carlson, John Lebron, Meg Staloff, chair, Angela Yakovleff

Mike Tuller, Zoning Administrator

Possible Additions to the Agenda

If time allows discuss municipal planning grant.

Public Comment

None

Approve Minutes from July 12,2021

John made a motion to approve the minutes from July 12, 2021. Meg seconded.

In favor: John, Meg, Angela

Abstain: Michele (not yet appointed to board on July 12, 2021)

Wrap up pre-hearing discussion on code changes to address housing needs in Wilmington, specifically:

- Review Proposed changes to Article IV in redline
Edited wording and formatting to be consistent throughout document.
- Final review of redline of Article VII and X
Edited Formatting and wording to be consistent throughout the document.
- Review report to Select Board and vote on date (proposed August 23, 2021) for public hearing on the above

John made a motion to accept changes to Articles IV, VII, and X.

Angela seconded.

In favor: Michele, John, Meg, Angela Opposed: none

Review report to Selectboard

Set proposed zoning hearing date

Date set for August 23, 2021 at 5:00 PM

Planning commission meeting will be prior to the hearing at 4:00 PM.

Meg wondered if there should be a short presentation to explain the proposed changes. She will put together a power point.

Questions were raised as to whether there would be a "hit" to the tax base with senior housing. Mike pointed out that in some cases there would be changes from commercial to residential. John said we should think of the plusses and minuses in all situations. Documents with edits will be sent to Mike.

Michele made a motion to approve the Planning Commission notice of hearing and the Planning Commission Report to send to the Selectboard and adjacent towns.

In favor: Michele, John, Meg, Angela Opposed: none

Continue to review the Electric Vehicle Charging Stations recommendations for possible inclusion in our bylaws

Members checked into language used in zoning documents from other towns.

Discussion included whether there should be exemptions, where the charging stations would go, if spaces will be reserved or open, ramifications if located in flood zone, and where in the zoning document this belongs. (Article IV? 730 D3)

Including EV Charging stations under definitions. Wording was addressed.

Next meeting: August 9, 2021 at 4:00 PM

Meg will prepare a power point on senior housing to be reviewed for the hearing on August 23, 2021.

John made a motion to schedule a hearing on zoning changes to Articles IV, VII, and X on August 23, 2021 at 5:00 PM. Meg seconded.

In favor: Michele, John, Meg, Angela Opposed: none

The municipal planning grant will be reviewed.

Angela made a motion to adjourn at 5:30 PM. John seconded.

In favor: Michele, John, Meg, Angela Opposed: none.

Respectfully submitted,

Angela Yakovleff, scribe