

Wilmington Planning Commission Meeting Minutes

Monday August 9, 2021

Meg called the meeting to order at 4:01. In attendance: Meg Staloff, chair, Michele Carlson, Brian Holt, Angela Yakovleff

Mike Tuller, Zoning Administrator, Gretchen Havreluk (at 4:15) Economic Development Specialist

Additions to the Agenda

Possible additions to, or strengthening of item 7.

Brian suggested we invite the DRB to a meeting to go over building maintenance standards.

Public Comment

None

Approve Minutes from July 26, 2021

Michele made a motion to approve the minutes of July 26, 2021. Meg seconded.

In favor: Meg, Michele, Angela

Abstain: Brian

Next meeting date and public hearing on proposed zoning changes concerning senior housing

Brian made a motion to change the next meeting date to August 30, 2021 at 4:00 PM followed by a Public Hearing about proposed zoning changes concerning senior housing at 5:00 PM. Michele seconded

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

Review images for slide show

Meg presented images of Senior Housing for review to give visual representations of the type of developments occurring in our wider area and that could be possible with proposed zoning changes. These will be shown at the public hearing.

Discussion:

Density for both new construction and adaptive reuse. There aren't any buildings that would accommodate this at present.

Where will it be, Village outside historic district, residential, commercial/residential?

Discuss the possibility of a Municipal planning grant application and formulate specific goals vis a vis updating our code around housing

Rework code around housing.

Do we want to incorporate elements of form-based code (rather than density and use based)? Or is a better way to find ways to incorporate recommendations such as those in the Enabling Better Places guide?

Find a consultant to help meet our goals. Look at the current code and review/refine to reflect our current needs.

Form-based code more open to mixed use, administrative

What will allow for easier development?

More specific generally makes for better understanding and guidance.

Property maintenance standards are in the historic and village districts. Is property maintenance too narrow? Housing component needs to be completed.

Problems: blighted buildings, business recovery, workforce housing

Meg will reach out to Josh Hanford (ACCD) and Jacob Hemereck (Enabling Better Places Guide) to get input.

Invite the DRB.

Mention upcoming review of references etc. in current Zoning Ordinance to find any mistakes that can be corrected when we propose to add EV Charging Station as a permitted use for off-street parking in Articles IV, VII, X.

For next meeting review Articles IV, VII, and X for consistency in language and reference throughout the current Zoning Ordinance.

Discuss and address seasonal or temporary outdoor seating

Next Meeting and hearing – August 30, 2021

Adjournment

Brian made a motion to adjourn at 5:34. Meg seconded.

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

Respectfully submitted,

Angela Yakovleff, scribe