

Wilmington Planning Commission Minutes

Monday August 30, 2021 at 4 p.m. at Town Office Meeting Room

Meg opened the meeting at 4:04 PM. In attendance: Meg Staloff, chair, Brian Holt, Michele Carlson, John Lebron, Angela Yakovleff

Mike Tuller, zoning administrator

Possible Additions to the Agenda

None

Public Comment

None

Approve Minutes from August 23

Michele made a motion to approve the minutes of the August 23, 2021 meeting. Meg seconded.

In favor: Brian, Meg, Angela, Michele Abstain: John

Discuss the possibility of a Municipal Planning Grant vs Bylaw Modernization Grant program

After review of guidelines and discussion with Gretchen Havreluk, Economic Development Specialist, Meg said Wilmington was not eligible for the Bylaw Modernization Grant. The town is not a smart growth center, a requirement for the grant. Some of the factors impacting this are a small downtown, a limited sewer allotment, and the entirety of the downtown being in a flood zone.

Meg will contact Sue Westa from Windham Regional Commission (WRC) to see how they might help us in applying for the Municipal Planning Grant. Cost is beyond WRC's scope of free services.

The end game is to get a series of recommendations in zoning that will be more amenable to the kinds of housing we need.

Brian will reach out to the VT Smart Growth coordinator, Cate McCarthy, to ask if there is a way we might qualify for the Smart Growth designation.

John suggested Gretchen be invited to our next meeting to discuss zoning and housing development. Is there something done in the past that we can do?

Looking toward a goal: Higher density downtown, while leaving rural areas.

Where is the Smart Development in terms of walkable development?

Do we need to make changes is uses?

Mike thinks there should be redevelopment for flood resiliency. Questions arose concerning historic buildings. If the building is beyond repair it can be razed. There are fifty-nine (59) buildings on the historic register.

Review documents for hearing and any unanswered questions

Brian asked under our proposed senior housing zoning changes if a person needs to be a full time resident. Do the overlays cover all the districts?

This is designated as conditional use in all districts and must meet those guidelines also.

John said we need to put zoning in effect that *will* meet our goals. He thinks we should not include residential.

Meg suspended the meeting at 5:02 to open the public hearing on proposed changes to Articles IV, VII, and X in the zoning document.

Public present at 5:07, Cheryl LaFlamme, Chris Mays.

Ryan, from Duncan Cable recorded the hearing.

Discussion: Reword the introduction to reflect a conditional use in the historic, village, resort/residential, and commercial/residential.

Development could take place with access to downtown walking, and along the Moover corridor.

Exclude the conservation and residential areas.

“Senior ADA compliant development is designated in the following districts: Village district including historic and design review overlays, commercial/residential, and resort residential.”

Changes: Article 4 section 450, subsection C, strike Senior ADA compliant adult living community form conditional use in section 4.

Strike section 450, subsection C section 6 in its entirety.

We must determine with these changes made at the public hearing if a new hearing is necessary. Meg will look into this.

John made a motion to close the public hearing at 5:25 PM. Brian seconded.

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

Meg reopened the Planning Commission meeting at 5:26 PM.

John made a motion to approve changes to the Zoning Document, Articles IV, VII, and X as previously proposed including amendments proposed during the Public Hearing. Michele seconded.

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

Meg will check to see if there needs to be a new hearing.

Do we need to notify neighboring towns of amendments? Are changes made at the Selectboard level or does there need to be another hearing?

Meg will deliver the report to the Selectboard at their next meeting.

Brian made a motion to adjourn at 5:33 PM. John seconded.

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

Respectfully submitted,

Angela Yakovleff, scribe

Next meeting: September 13, 2021 4:00 PM