

# Wilmington Planning Commission Meeting Minutes

Monday September 27, 2021 at 4:00 PM

Meg opened the meeting at 4:01 PM. In attendance: Meg, John, Michele, Angela (at 4:15PM)

Mike Tuller, zoning administrator

Gretchen Havreluk, Economic Development specialist

Chris Mays, Brattleboro Reformer

## **Possible Additions to the Agenda**

John added that Jack Widness wanted to address the Planning Commission about hoe to initiate regulation of wake boats on Lake Raconda.

The Planning Commission will go the the Select Board on October 9 to speak about the By-law Grant application.

Meg asked about the next meeting On October 11. This is a holiday and she needs to know if we will have a quorum if we hold the meeting. Angela, John, Meg, and Michele will be able to attend.

## **Public Comment**

none

## **Approve Minutes from September 13**

Michele made a motion to accept the minutes from September 13, 2021. John seconded.

In favor: Meg, John, Angela, Meg

Opposed: none

## **Report on SB response/delivery of Changes re: Senior Housing to Select Board on 9/21**

Meg reported on the Select Board reaction the Planning Commission's zoning proposal concerning senior housing. John Gannon questioned why we didn't also consider work-force housing. Meg said the Planning Commission is going slowly, a step at a time. The Select Board has 120 days to schedule a hearing.

## **Review of discussion on EV charging Stations.**

A lengthy discussion address issues of placement, permitting-permitted vs. non-permitted, wording in Zoning document, and where in zoning document changes should be added.

Write as a possible addition to Article IV section 421.

No limit? Do we want to limit the number?

At what point does an EV charging station become a business?

How do we allow for EVC stations, accessory? If there is a charge for use then then it constitutes a business.

wording should state "approved parking area"

Gretchen suggested we put changes in standards (appearance/character will change.)

Standards Article 7: automotive service station and repair garage, (fuel included)

General definitions Article 10

More specific language needed in Section 732 about EVC

"Comprising \_\_\_% of total spaces:

421 excluded—"within approved off street parking area"

EV charging document from the State defines this.

- Allow as an accessory use

- Cannot be a principle use

- Administrative Permit

- Write into Section 450 of each district.

Conservation district: conditional use?

Meg suggested wording:

"EV Charging stations within an approved, off-street area are permitted accessory use in all districts."

Allow EV Charging (and structure) as accessory use. In our zoning document there is no section.

Mike thinks we should make it a permitted use and include in all sections.

John said we should work on the definition of EV Charging Station.

Meg wonders if we should add the definition of fueling station, switching gas station to EV charging station is not a change in use.

John will do a red line in definitions in EV document: automotive fueling in each district.

### **Review of Blight Ordinance**

Gretchen noted any building ordinance is a Select Board ordinance.

It doesn't grandfather buildings.

Meg said it presently covers the entire town. Do we want that?

Mike said at this stage maybe we should only address the village and historic districts.

Gretchen suggested we ask Scott what he thinks the Select Board will want.

Read through and if it's OK with the Planning Commissioners then have Scott take a look.

Mike will "clean up" the format and add applicability.

Meg will reach out to Cheryl to see if the DRB wants to attend.

**Next Meeting Monday Oct. 11 at 4:00 PM** (Town Offices are open so we can hold a meeting although it is a Holiday,)

**Adjournment**

**John** made a motion to adjourn at 5:34 PM. Michele seconded.

In favor: John, Michele, Angela, Meg

Opposed: none

Respectfully submitted,  
Angela Yakovleff, scribe