

Wilmington Planning Commission Minutes

Monday November 14, 2022, at 4 p.m.

Town Office Meeting Room, as well as remotely over Zoom

Open regular meeting

Brian opened the meeting at 4:08 PM.

In attendance: Brian Holt, vice chair, Erik King, Angela Yakovleff

Jessica Roberts, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist

Visitors: Nicki Steel Wilmington, Shelley Lockyear, The Nutmeg

Possible Additions to the Agenda

none

Public Comment

none

Approve Minutes from 9/26/2022 meeting

Tabled until November 28, 2022 meeting. Lack of quorum of meeting attendees.

Review of request from ZA for clarifications and new definitions

Definitions

Jessica Roberts requested definitions be added to zoning document to clarify and define present language. Consistency and clarification is important to aid the permitting process.

Temporary: discussion as to what constitutes a temporary structure. Should time frames be added? Some clarification needs to be made. 8'x20' shipping containers are exempt at 150' from setbacks. Permits are required if in a flood hazard area.

A possible suggestion is less than or equal to 6 months.

Lodging - Short Term Rental/Long Term Rental are not defined. Lodging is "muddy". It is defined as tax terms. It is a category outside itself.

State definitions were referenced. Discussion relating to owner occupied (with less than or equal to two bedrooms) vs. unoccupied.

Wording needs to be changed so it's more defined. Questions as to how legacy properties will be affected if new rules are enacted. For permitting purposes Short Term Rental could be added as a Conditional Use.

Add Required Agricultural Practices language to by-laws

Cannabis does not fit anywhere in our present by-law. VT League of Cities and Towns language may help in defining. Some towns are referencing it as a home industry. This is defined as 1000 sq. ft. **indoors**, possibly a green house or nursery.

Review section 860 signs - old language needs to be cleaned up.

Off -site signs

Under state law, no billboards. Section 242 conflicts with State Statute.

This should also be referenced in the definition section.

For next meeting's agenda: Definitions to be made for

Short Term Rental

Lodging

Cannabis Cultivation

Temporary

Agricultural exemption (further definition to include new RAP language)

T-mobile telecom

PUC

Article X is nil. We don't have control

Adjourn

Angela made a motion to adjourn at 5:09.

Erik seconded.

All in favor.

Next Meeting Monday November 28, 2022 at 4:00 PM

Respectfully submitted,

Angela Yakovleff, Scribe