

Wilmington Planning Commission Minutes

Monday November 28, 2022, at 4 p.m.

Town Office Meeting Room, as well as remotely over Zoom

Open regular meeting

John opened the meeting at 4:10 PM.

In attendance: John Lebron, chair, Erik King, Michele Carlson, Angela Yakovleff

Jessica Roberts, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist,
Tom Fitzgerald, Selectboard representative

Visitor: Lori Higgins

Possible Additions to the Agenda

none

Public Comment

Jessica had a request from Ray Read to speak to the Planning Commission about zoning and housing at the next meeting.

Approve Minutes from 9/26/2022 meeting

Correction: Erik's last name was incorrectly written as Kane. Minutes should reflect his last name is King. Michele made a motion to accept the corrected minutes of the September 26, 2022 meeting. John seconded.

In favor: John, Michele, Angela Opposed: none Abstain: Erik

Approve minutes from 11/14/2022 meeting

Tabled to a later meeting when a quorum of those in attendance are present.

Review and continue discussion of request from ZA for clarifications and new definitions

Definitions:

Temporary: Jessica said if more than one specific definition, the more restrictive always applies.

Under 150 sq. ft. no permit is needed. Temporary structures still require set backs.

Lodging - Short Term Rental/Long Term Rental are not defined. We can have our own definition of short term rental. The State definition does not have to be adopted.

Possible wording was suggested. It will be reviewed and acted upon at the next regular meeting.

Add Required Agricultural Practices language to by-laws

Tabled until next meeting

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

Tabled until next meeting

Off -site signs

Section 242 conflicts with State Statute. Further discussion tabled until next meeting.

Cannabis Cultivation

Where do we slot cannabis? Possible reference to mixed cultivation. Further discussion tabled until next meeting.

T-mobile telecommunications

Article IX regulates telecommunications. Per state statute we are not allowed to issue permits. We have no control.

Begin discussion of Planning Commission Annual Report

The report is due December 16, 2022. John will be working on it to present and vote on at the next meeting, December 12, 2022. If members of the Board have additional input, please contact John as soon as possible.

Adjourn

Angela made a motion to adjourn at 5:36 PM.

Erik seconded.

All in favor.

Next Meeting Monday, December 12, 2022 at 4:00 PM

Respectfully submitted,

Angela Yakovleff, Scribe