

Wilmington Planning Commission Minutes

Monday December 12, 2022, at 4 p.m.

Town Office Meeting Room, as well as remotely over Zoom

Open regular meeting

John opened the meeting at 4:08 PM.

In attendance: John Lebron, chair; Erik King; Michele Carlson

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

Visitor: Ray Reed

Possible Additions to the Agenda

none

Public Comment

Ray Reed would like to increase the limit on the number of units for his property on 26 Shafter Street. He has grants lined up through Vermont to increase the number of affordable units available for workforce or senior housing. He assured the Committee that his goal is to keep the exterior of the building the same.

Committee was made aware of other units on Shafter Street that are not in compliance with current zoning regulations and Jessica brought up the existence of parking complaints on Shafter Street and wondered if parking would be a limiting factor.

A senior housing versus affordable or workforce housing option was discussed.

Tom stressed the critical need for workforce housing.

Affordable/Workforce terminology change

Committee discussed the terminology around affordable and workforce housing. The committee agreed that mirroring workforce to affordable and senior housing may provide a solution.

PC agrees that Zoning specifically to encourage Affordable/Workforce housing should be the immediate priority.

Grandfathered: Jessica recommended on the lawyers advice that “Grandfathered” be replaced with the word “legacy” in the bylaws. PC is reviewing the necessary changes

Approve Minutes from 11/28/2022 meeting

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

Approve minutes from 11/10/2022 meeting

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

Motion to approve Planning Commission Annual Report

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

Adjourn

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

Michelle seconded.

All in favor.

Next Meeting Monday, January 9th, 2023 at 4:00 PM

Respectfully submitted,

Erik King