

Wilmington Planning Commission Meeting Minutes

Monday January 9, 2023

4:00 p.m.

Town Office Meeting Room, as well as remotely over Zoom

Open regular meeting

John opened the meeting at 4:07 PM.

In attendance: John Lebron, chair, Michele Carlson, Brian Holt (via Zoom), Erik King (via Zoom), Angela Yakovleff

Possible Additions to the Agenda

None

Public Comment

None

Report from Matt Bachler – Senior Planner WRC – Wilmington Housing Bylaw Update

Matt reviewed work done by the Wilmington Housing Bylaw steering committee. The goal of the committee is to increase housing stock in Town. They will hold one more public meeting. A community walking tour of the Village was taken to view properties that could be considered for housing. On October 11 there was a public meeting at the Old School Community Center to discuss needs in the community and receive input from those in attendance. Recommendations of the proposed zoning bylaw changes were reviewed.

The focus is on the Village district and Commercial/Residential districts that have access to Sewer and Town water lines.

Discussion reviewed possible changes to density, setbacks, dimensional requirements and building height requirements. There was a question as to whether dimensional requirements should be different for each use in the Commercial/Residential District.

Question as to what a “unit” means.

[Brian left the meeting at 5:00.]

Suggested wording changes that need to be made. ‘Accessory Dwelling’ unit to replace ‘Accessory Apartment. Summaries and Proposed Allowable Uses were presented.

Parking was a lengthy discussion. Possibly reducing parking requirements. State law (ADU as of 2020 states it cannot be limited due to parking.)

Pointed out that along the river corridor FEMA regulations prevail.

Next Steps: For the next meeting, January 23, the Planning Commission should review Report Summaries from Matt of work done by the Steering Committee, come up with questions, and give feedback on recommendations.

John will replace Brian on the Steering Committee.

Approve Minutes from 9/26/2022 and 12/12/2022 meetings

Approval of 9/26 minutes tabled. No quorum of those in attendance.

Michele made a motion to approve minutes of 12/12/2022 with changes (change to reflect Angela was not in attendance at the meeting.) Erik seconded.

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

Tabled until January 23, 2023 meeting:

Affordable/Workforce Housing regulations

Definitions

Temporary

Lodging - Short Term Rental/Long Term Rental definitions

Validity of Article IX – regulating wireless and telecommunication

Required Agricultural Practices language to by-laws

Review section 860 signs - old language

Off -site signs

Section 242 conflicts with State Statute

Possibly include Cannabis growing in definition for Home Industry-research to be done.

Adjournment

Angela made a motion to adjourn at 5:50 PM. Erik seconded. In favor: Erik, Michele, John, Angela
Opposed: none

Next Meeting scheduled for Monday January 23, 2023 at 4:00 PM.

Respectfully submitted,

Angela Yakovleff, scribe