

## **Planning Commission Minutes**

**Monday, February 13, 2023**

**4:00 pm**

### **Town Hall Meeting Room and Zoom**

#### **Open regular meeting**

John opened the meeting at 4:12 PM.

In attendance: John Lebron, chair, Angela Yakovleff, Erik King (Zoom)

Jessica Roberts, zoning administrator, Gretchen Havreluk, Economic Development Specialist (Zoom)

Visitors: Matt Bachler-WRC, Paul Martin (Zoom)

#### **Possible Additions to the Agenda**

Angela told the planning commission members that her term expires in March. She will not seek reappointment.

#### **Public Comment**

Paul Martin, a property owner in Wilmington, had questions concerning present and proposed zoning changes as they relate to housing. John spoke about the work presently being done on short term and long term rentals. Jessica Roberts explained the present language and how zoning applies to these in the residential district.

#### **Approve Minutes from 1/23/2023**

Erik made a motion to accept the minutes from 1/23/23. John seconded.

John aye, Erik aye, Angela aye

#### **Discuss report from Matt Bachler – Senior Planner WRC – Wilmington Housing Bylaw Update Steering Committee Recommendations**

Matt Bachler discussed recommendations he sent to the Planning Commission concerning housing and a review of new zoning recommendations.

He addressed concerns about storm water run-off that Michele expressed at the last meeting. There are several solutions. A site plan review would require a storm water plan.

Many questions were posed about lot coverage requirements. Matt recommended lot coverage requirements be defined in the Village district, but not in the Historic district.

Cottage Court developments were presented and discussed. There were questions about the differences between these and PUDs. Cottage Court Developments allow for more density and a smaller piece of property when connected to sewer and water. More research will be done.

There were several questions about how reduction in lot size affects frontage.

We are looking at places we can reduce barriers to development.

Parking needs to be addressed.

Accessory apartments must be owner occupied.

Matt will attend the next meeting when we will work on the document.

Additions to next meeting's agenda to include: Article 9, telecommunications, wording throughout the document replacing "grandfather" with "legacy," and definitions of guest room, and Short-Term Rental as lodging.

Develop a timeline.

Add 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.

### **Adjournment**

Angela made a motion to adjourn at 6:18 PM. Erik seconded. John aye, Erik aye, Angela aye.

### **Next Meeting, Monday February 27, 2023**

Respectfully submitted,

Angela Yakovleff, scribe