

**Planning Commission Minutes**  
**Monday, April 24, 2023**  
**4:00 pm**

**Open regular meeting**

John opened the meeting at 4:07 PM

In attendance: John Lebron, chair, Michele Carlson, Erik King (zoom,) Brian Holt (zoom)

Absent: Matthew Moore

Jessica Roberts, Zoning Administrator

Others Present: Scott Tucker, Emillio & Janice Mignanelli, Robert Bois, Ann Manwaring, James Weber

Zoom: Matt Bachler WRC, Adam Rinne, Canaan & Sebastian Gomes, Carlotta Gladding, Christine Testa, Evan, Joe Testa, Katie McCarthy, Lisa Plourde, MB, Rich Chedester, Tom Elkind, Wendy Acquaviva, Justin Bodey

**Possible Additions to the Agenda:**

**Public Comment:**

Comment on relationship with Wilmington Housing Bylaw and Short term Rental

**Windham Regional Commission required Municipal Consultation with the Wilmington Planning Commission presented by Matt Bachler of the WRC.**

In addition to ongoing availability and support, WRC provides 2 consultations every 8 years to provide guidance for local planning needs. Summary of consultation will be sent for records. Town Plan expiring October 2026, Matt discussed applying for grant to assist new one in Fall of 2024. Matt relayed state statute changes and recommendations. Discussion included achievements of current Town Plan; Energy Goals and Plan; how relates to WRC regional energy plan; routine reporting progress to keep plan relevant

**Approve Minutes:**

Michele made a motion to approve minutes of 4/10/2023, Brian second; All in favor

**Continue discussion on Wilmington Housing Bylaw Update Steering Committee Recommendations for Zoning adjustment proposals.**

Village District changes:

§ 450 B. Village District

3. Permitted Uses

- *Accessory Dwelling Unit*
- *Dwelling, Three-Family*
- *Dwelling, Four-Family*

4. Conditional Uses

*Dwelling, Multi-Family with five (5) units or more*

5.a

Density Limits: *No maximum*

Structures/Uses Per Lot: *No maximum*

5.b

Density Limits: *No maximum*

Minimum Lot Frontage: *70 ft* (from 150ft)

Setback-Side/Rear (Min): *10 ft* (from 20 ft)

Erik made a motion accept recommended changes to Village District zoning with the exception of removing Affordable Housing Development pending further discussion

Michele second

All aye

**Continue discussion concerning recommended changes from Jessica Roberts on Zoning clarifications.**

-RAP language: § 447, Jessica checked with State Agriculture Agency and language is good as is.

- Jessica removed links some were no longer viable, kept titles which are searchable. All in favor of this change

- As per Matt (Regional Commission) and Jessica Roberts (ZA) error in §448 (a) was changed from "Municipality's" to "facility's" All in favor of this change

-Discussed Green House and Nursery category as a for Cannabis. Will consult with Matt from WRC.

**Adjournment**

Michele made a motion to adjourn at 5:39 PM. John second; Michele aye; Brian aye; Erik aye

Next Meeting, Monday May 22, 2023

Respectfully submitted,

Michele Carlson, Secretary