

**Planning Commission Minutes**  
**Monday, October 23, 2023**  
**4:30 pm**

**Open regular meeting**

Meeting called to order at 4:34 PM

In attendance: John Lebron, chair, Michele Carlson, Matthew Moore, Erik King  
Zoom: Brian Holt

**Others Present:**

Jessica Roberts (Zoning Administrator), John Gannon (Vice Chair Select board), Scott Tucker (Town Manager), Gretchen Havreluk (Economic Development), Christine DeCrescenzo, Mary & Curt Sager, Julie Lineberger, Bryce & Christie Boyer, Carlotta Halday, Margaret & Peter Wargo, Patrick Drury, Kathy & Fred Marra, James Walker, Janet Boyd, Virginia Andersen, Thomas Anderson, Morgan Rothblat, Greg Shvino, Joe Testa, Gary King, Emile & Jamel MGnardl, Therese Lounsbury, Patti Vreeland, Story Adams, Samantha Kondracki, Melanie Lopez, Chris M?, Dawn Lowe, Tim Lowe, Mike Eldred, Matthew Wurtzel, Paul & Katharine Heller, Stephanie Lumniski, Bob & Teri Stephens, Cheryl Laflamme, Heather Kelly (Simpson), Jacqueline Shaw, Kristen Crabtree, Arthur Roger, Sheila & Jerry Osler, William Benneyan, Matthew Sentioff, Nicki Steel, Daniell Alfano, Patrice Schneider, Ted Schmidt, Todd Gareiss, Peter & Chess McBride, Lisa Moore, Susan Snel?, Milissa Richmond.

**Via Zoom:**

Tom Fitzgerald (Chair Selectboard), Matt Bachler (Windham Regional Commission), Jim McDevitt, Carol Ferreri, Walter Krauss, Daniele Compain, Dmitry Ulyanov, Evan Steiner, Boguslaw Ciurylo, Adam Cohen, Ray Munn, Hope Etheridge, T.J. Bradley, VanS, Will Galway, Preston Thomas, Jeanine Quicker, Joanne Bird, Shawn Wagner, Lori Higgins, Jim Villa, Jennifer Densmore, Daniel Ladd, Kelley Sinclair, Kevin Barnes, Jeanette Cohen, Betsy Wadsworth, Keith Nowak, Michael Levesque, Patti Vreeland, Susan Rollet, Frank Arcara, Daniel DeRose, Matthew Rush, Tom Elkind, Stephanie Tayag, Pam Mazzaferro, Laura Powers, Adam Cohen, Mark Sperling, Alexandra Horst, Mike Rooney, Eric Wagner, Gery Armsby Kathleen Santosuosso, Warren Berry, Adam Rinne, Thomas Rafferty, Wendy Acquaviva, Marie Gatti, Julie Lineberger, Renato Grella, Carrie Polglase, Matt Iselin, Adam Palmiter, Gene Silverman, Rachel Rosenbloom, Sandy Cruz-Serrano, Bryce Boyer, Mark Engelke, Peggy Bernard, Dean Saltzman, Edward Tyerman, Walter Gancarz, Karl Evans, Janelle Satiago, Anne Ross, Susan Mulvaney, Brian Hayduk, Lisa Plourde, Louis DeCarlo, Diane Mayer, Kathleen Trinklein, Brian Donovan, Julia Mignacca, Arnold Katz, Abigail Clarke-Sayer, Nadine Coffey, William Leiberman, Kathina Tayag, Greg Tobin, Lariviere

**Possible Additions to the Agenda:**

Noted possible Planning Commission meeting Monday, October 30 to discuss proposed Bylaw changes after hearing public comment of scheduled hearing today

**Public Comment:**

none

**Approve Minutes 9/21/2023:**

Erik made a motion to approve minutes of 9/21/2023, Michele second; all in favor

**Approve Minutes 9/25/2023:**

Michele made a motion to approve minutes of 9/25/2023, Erik second; all in favor

**Close Planning Commission Meeting:**

Erik made a motion to adjourn at 4:45, Matthew second, All in favor

Break until Hearing scheduled at 5:00pm.

**Open Hearing for Proposed Zoning Changes:**

Hearing called to order at 5:00pm

John Lebron, Planning Commission Chair introduced the schedule and order for this public hearing, in addition to the public speaking today acknowledged the letters received in person and via email concerning proposed Bylaw Zoning changes.

Overview of proposed Bylaw changes including recommendations related to Bylaw Modernization Grant from Windham Regional Commission, Editing provided by Jessica Roberts for consistency, punctuation, grammar and required State Bylaw changes including new terminologies and industries.

**Public Comment:** *mostly concentrated on proposed Short-Term Rentals.*

Commenters:

James Walker, Tom Anderson, Bob Stevens, Margaret Wargoo, Patrick Drury, Jerry Ossler, Bryce Boyer, Paul Heller, Patrice Schneider, Nikki Steele, Stephanie Wyzensky, Ted Schmidt, Janet Boyd, Emilio Mignelli, Heather Simpson, Melanie Lopez, Morgan Rothblatt, Patty Graham, Jacqueline Shaw, Tim Lowe, Down Lowe, Chessy McBride, Lisa Robb, Matthew Wurtzel, Christine DeCrescenzo, Mellisa Richmond, Brian Dunn

Zoom:

Adam Palmiter, Adam Rinne, Rachel Rosenbloom, Abigail Clarke-Sayer, Daniel Compain, Anne Ross, Evan Steiner, Laura Higgins, JD Roberto, Daniel DeRose, Lisa Plourde, Dmitry Ulyanor

Above commenters identified as:

Representation of homeowners associations, second home owners, business owners and employee's relying on short term rentals, real estate agents, property managers, full time home owners, citizens

Summary of comments:

- Local Economic advantages of STR's for business's, restaurants, and employees
- Economic impact needed to support proposed changes,
- Recommend economic study similar to Manchester
- Recommend re-draw of zoning districts
- Homeowners who must utilize STR's for sustainability to live in home
- Second-home owners need to rent short term to pay for home
- Love the area, have been coming to Wilmington for a long time
- Long family history in Chimney Hill
- Most renters are respectful and have no complaints from community

- Align with Dover (who is moving towards a registry) to reduce competition
- Recommends regulations similar to Peru for safety and availability of a property manager within 30 minutes.
- Short term rentals better for families with children
- Love Wilmington, want to retire here, STR's allows for this
- Would like some regulations for safety
- Responsible rental growth
- STR's help pay for home
- As a rentor we try to rent to non-partying groups that are respectful. Have security cameras to monitor cars in driveway.
- Concern with fire and other safety conditions in homes being rented for short term rentals
- Two bedroom in residential district to restrictive
- Real estate sales for 5+ bedrooms slowing down due to proposed changes,
- Real estate market is slowing down
- Expensive homes will never turn to affordable housing
- STR's have always been in Wilmington
- Definition of more than 5 bedrooms and less than 5 bedrooms inconsistent
- Advocate for STR registry as Dover is moving forward with based on Bi-Town Committee Report
- Better regulations for short term rentals to reduce noise, parking and other complaints to protect community.
- Getting rid of STR's will not support long term housing
- Many local businesses rely on STR's, such as housecleaning, property management
- STR's provide flexibility for second home owners
- STR's support local restaurants
- Second homes would be sitting empty for periods of time without STR's
- Would like to see reasonable rules not highly restrictive rules
- Let's be partners
- Need incentives for long term housing
- Rent STR's to primarily families
- Provides pet friendly option
- If STR's restricted renters will go to another state or to Northern Vermont
- Support Bi-Town Committee Report
- Want to be a good neighbor and provide safe place for renters
- If STR's restricted will move

### **Adjourn Public Hearing**

Public hearing adjourned at 6:15

Respectfully submitted,  
Michele Carlson, Secretary