

**Town of Wilmington Selectboard Meeting Minutes
December 12, 2023**

Present: Tom Fitzgerald, John Gannon, Vince Rice, Sarah Fisher, Tony Tribuno

Others Present: Scott Tucker, Jessica DeFrancesco, Jessica Roberts, Shawn Wagner, Hugo Gomes, Sherman Turner, Nicki Steel, Randy Capitani, Cliff Leinonen, Jim McDevitt, Kevin Seaman, Hope Etheridge, Adam Rinne, Janelle Santiago, Matthew Paulson, Bryce Boyer, Scott Lumby, Bill Benneyan, John Lebron, Jeanine Quicker, Ray Munn, Thomas Elkind, Morgan Rothblat, Cheryl LaFlamme, Pat Drury, Lisa Plourde, Dawn Lowe, Adam Cohen, Thomas Orr, Kevin Barnes, Patti Vreeland

Meeting called to order at 6:00 pm

1. Visitors, public comment, changes to agenda
2. Review and make edits to the proposed zoning ordinance
 - Suggested remove restriction on handicap ramps needing DRB approval in Historic District; Section 214
 - Density limits; update to be in compliance with S.100. When on municipal water/sewer must have 1 /5 acre lots rather than ½ acre.
 - “Affordable Housing Development” was somehow taken out of the lists of conditional uses, but was in the previous one; Section 734
 - Multi-Family Dwelling is in the wrong list on page 42, and not alphabetized
 - Zoning Incentive; affordable housing was left off Residential District; Section 450.
 - Section 441; height limitations for affordable housing allows for one additional floor.
 - Conservation District must allow 2-dwelling units
 - Page 48 under R-COM/RES district was supposed to be struck out
 - Premises is in Definitions twice
 - Are gas stations considered bulk storage? What is bulk storage?
 - Group homes had to be removed due to S.100; they have to be treated as single-family homes.
 - Definitions; structures large and structures small, exempt unless in a floodplain
 - Section 242 wording re: appeal after a decision or act.
 - On-farm accessory buildings
 - Lodging in lists should state 4 or fewer
 - Definitions; affordable housing development second sentence should state “affordable housing unit”; Bulk storage should be added; lodging needs more wording

Meeting adjourned at 7:31 pm

Respectfully Submitted,

Approved by the Wilmington Selectboard:

Thomas Fitzgerald, Chair

John Gannon, Vice Chair

Vince Rice, Clerk

Sarah Fisher

Tony Tribuno