

Planning Commission Minutes
Monday February 12, 2024
4:00 pm

Open regular meeting

John opened the meeting at 4:01 PM

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

Others Present:

Nicki Steel, Christie Boyer, Bryce Boyer, Jacqueline Shaw, Jessica Roberts (Zoning Administrator)

Via Zoom: Thomas Elkind, Will Galway, Thomas Anderson, Tom Fitzgerald, Wendy Acquaviva, Wendy Manners Seaman, Michael Flannery, Pat Drury, Rachel Rosenbloom, Jason Johnson, Julius Gonzalez, Kathleen Wurtzel, Kevin Barnes, Kristen Crabtree, Lori, Higgins, Matthew Wurtzel, Erika Goddard, Evan Steiner, Fred Marra, Gery Armsby, Hugo Gomes, Jeanine Quicker, Joe Testa, Dawn Lowe, Daniel DeRose, Carrie Polglase, Amanda Musso, Alana Dangelica, Sherman Turner, Adam Cohen, Adam Rinne, Al Smith

Possible Additions to the Agenda:

- Licensing Limitation in all districts- 10% of all Residential properties?
- Add language to STR definition to prohibit Meals being served

Jessica Update on 3 topics:

1. Discussion on STRs for commercial use, zoning views as residential, multiple national discussion
2. Bill in State, no authority in house at town level, bylaws must come from town plan, next town plan 2026
3. Legislation of STRs vs licensed lodging

Remove item 10 from agenda, too early for an update

Public Comment:

Approve Minutes 1/8/2024

Michele made a motion to approve minutes of 11/27/2023, Erik second; all in favor

Request by Nicki Steele to address Planning Commission:

Concern of current STRs advertising +20 people, STR's and workforce housing availability, recommends changing zoning districts for Chimney Hill out of residential, does not believe STR's should be allowed in residential

Public Comment: question if STR recommendations sent to Select Board back on the drawing board? Jessica clarified that the SB reviewed and edited proposed zoning changes and sent back to PC to vote on and send back before their next hearing March 12. These changes/additions/ updates are mostly due to state level changes with S100, definitions and consistency

Review of Selectboard requested changes to proposed Zoning updates:

- Matthew made a motion to change Section 214 A-1, to allow Zoning Administrator to grant a waiver "To improve access for disabled persons" in all districts. Eric second; all in favor
- Discussed Affordable Housing in residential districts, will follow up on this (section 734) after consulting with Matt Bachler.
- Discussed terminology consistency in STR's sections in permitted and conditional categories pertaining to number of rooms. "less than" "greater than"

Review of previously proposed Lodging/STR changes including separating Lodging from STR as Permitted/Conditional uses in Residential districts

Discussion of possible moving Chimney Hill and other such groups to a different district

Draft letter to Alyssa Sabetto (WRC) requesting Article VI update:

All in order, Alyssa has started to work on this

Update from Jessica Roberts on State updates that will affect Wilmington Zoning:

Removed, too early to update

Next Meeting scheduled for Monday February 26th 2024

Adjournment

Matthew made a motion to adjourn at 5:30, Brian second, All in favor