

TOWN OF WILMINGTON
TOWN HALL RELOCATION COMMITTEE
TUESDAY, April 2, 2024, at Wilmington Town Hall
MINUTES

Attendance: John Gannon via Zoom, Christine Richter, Bonnie Lorimer, Sheila Osler, Jessica Roberts, Therese Lounsbury

Visitors via Zoom: Thomas Rafferty

Called to order at 4:34pm.

Changes to the agenda: Add the review of information shared by Jessica Roberts regarding zoning actions, river corridors, flood areas, and brownfields.

Motion made by Christine Richter to approve the minutes of March 29, 2024. Seconded by Bonnie Lorimer. Motion carried.

Survey Results:

John received two more surveys – still missing responses from Lenny and Alice. Sheila's survey was not fully complete. Jessica Roberts will scan Sheila's to John so that he can input the answers.

Zoning, River Corridors, Flood Areas, Brownfields:

Jessica walked the group through the items she listed per property:

53 East Main Street – substantial amount of both flood way and flood plain on the lot

4 Mill Street – large portion in River Corridor and brownfields concern

20 Mill Street – also brownfields concern?

27 East Main Street – in DRB application process now

211 VT Route 9 West – recently permitted for new use.

211 VT Route 9 East – permitted almost two years ago and received Act 250 permit just this month.

2 East Main Street – (current Town Hall), significant flood plain on this lot

167 VT Route 100 North – recently purchased, zoning application imminent.

129 VT Route 9 East – developed in river corridor.

1 School St – substantial part of the lot is in the flood plain AKA Special Flood Hazard Area

Discussion:

Bill S213 concerns River Corridors legislation currently being considered, there are grants for brownfields recovery, some properties recently permitted, Act 250 process can be much longer, Jess explained the river corridor legislation and the feeling that there is momentum to push this through statewide, is flood insurance going to be right behind? Feeling that 211 VT Route 9 West is only being developed at the deepest point of the property by WheelPad, keep looking for and adding properties to the list and we can score them in the same categories as before, Public Safety Building is being considered for solar over the bays when asked about the potential for adding a floor, Jessica explained that the bays are not structurally built for an additional story.

Jessica will re-visit the last property on her survey and will scan Sheila's sheets to John. John will annotate the survey results with those two completions.

Committee Updates:

- Current Town Offices – Sheila shared that the current building (Town Clerk side) has enough space, can match the gables, can add a level to the elevator. Concern that it doesn't move us out of the flood zone or increase our space. Vault could be on the second floor?

Next Meeting on Tuesday, April 16, 2024, at 5:00pm, in-person or via Zoom.
Adjourned at 5:14pm – Jessica/Sheila.

ATTEST: _____
Therese M. Lounsbury, Clerk

ATTEST: _____
John Gannon

ATTEST: N/A _____
Sarah Fisher

ATTEST: _____
Christine Richter

ATTEST: N/A _____
Alice Greenspan

ATTEST: _____
Bonnie Lorimer

ATTEST: N/A _____
Leonard Chapman

ATTEST: _____
Sheila Osler

ATTEST: _____
Jessica Roberts