

Planning Commission Minutes Monday December 9, 2024 at ~4:00 pm

Open regular meeting

Matthew Moore opened the meeting at 4:32, following technical difficulties in the Town Hall space causing the delayed start.

In attendance:

Via Zoom: Matthew Moore (Chair), Cheryl LaFlamme, Erik King; **In person:** Michele Carlson;

Absent: Brian Holt; **Also in attendance:** Jessica Roberts, (Zoning Administrator) via Zoom

Additions to the Agenda: none

Public Comment: none

Approve Minutes: 11/25/2024; *Cheryl made motion, Eric seconded, all in favor.*

Discussion Article X - Definitions

Matthew sent a draft of revised definitions to Alyssa Sabetto for review and comment. Waiting to hear back. Discussed if FEMA definitions need to be exact. Jessica Roberts noted that the definitions need to follow FEMA "language" and that Ned Swanberg, floodplain manager, has already approved the FEMA language recommendations that will be merged or replace existing Article X definitions.

Review suggested redlines to Bylaws provided by Zoning Administrator

The Planning Commission members in attendance reviewed a comprehensive bylaw redline the Zoning Administrator. Redlines reviewed and discussed are primarily changes required by the state based on Act 181 but included some other edits (for example, the additional language regarding STRs and secondary uses) as well as formatting changes and corrections of typos. The Commission worked through the entire redline and are aligned to approve it as reviewed in an upcoming meeting once the definitions under review from WPC (see above) are finalized.

Update on Town Plan (Erik)

Grant application for Town Plan opens January 27, 2025 and will be awarded to selected applicants at the end of April. Erik is on track to apply when it is open. The application he wrote is being reviewed by Matt Bachler of WRC and Gretchen Havreluk (Wilmington Economic & Community Consultant.)

Update from Zoning Administrator

Jessica confirmed that Matt Bachler will join us to advise on Article IX updates starting in January.

Review of timelines

- Matt Bachler from WRC is scheduled for Jan. 13 to discuss and advise on outdated Article IX. If this is pushed back due to his schedule, he also has our dates penciled for February.
- Pending feedback from Alyssa Sabetto (WRC), Article X definition updates should be complete for PC to vote on in next meeting, which will complete Article IX update recommendations
- PC intends the Bylaw update recommendations discussed above for Article VI (Floodplain), associated Article X (Definitions), Article IX (Telecommunications) and Bylaw updates associated with state mandated Act 181, as well as any other changes to be voted on by PC, noticed for public hearing and sent to Select Board for approval in the first quarter of 2025.
- Following above Bylaw update recommendations to SC, PC will focus on Town Plan.

Next Meeting

The Planning Commission will not hold a meeting on December 23rd. Its next regular meeting will be on January 13, 2025. Happy holidays to all!

Matthew made a motion to adjourn at 5:37, Erik seconded; all in favor.

Michele Carlson, Clerk