

Planning Commission Minutes
Wed, January 28, 2026
Special Meeting (1/26 meeting moved to 1/28)
5:00 pm

Open regular meeting

Matthew Moore opened the meeting at 5:04

In Attendance:

In Person: Michele Carlson

Via Zoom: Matthew Moore (Chair), Erik King (Vice Chair), Cheryl LaFlamme

Absent: Brian Holt

Others Present:

In Person: Alex Miller (Zoning Administrator), Jason DuBac, Sam Kondracki (Wilmington Works)

Via Zoom: Sue Westa (WRC)

Additions to the Agenda: None

Public Comment: Jason Dubac addressed the Planning Commission to express frustration regarding his business signage.

Approve Minutes: 12/22/2025

Cheryl made a motion to approve the minutes of December 22, 2025

Matthew second; Cheryl, Matthew, Erik all in favor. Note: M. Carlson as not in attendance on 12/22

Town Plan – Review

Sue Westa from Windham Regional presented the draft review of the first two sections of Town Plan update. 1. Introduction and 2. Community Facilities & Services.

Highlights:

- Adding Implementation table
- Streamlining and organizing sections
- Draft includes data from surveys including feedback from town manager and town staff
- Regional Arts Plan is recently updated and may be a resource for update
- Next review with Sue is planned for February 23rd. Planning Commission members will review next chapter(s) drafts prior to meeting and communicate with Sue of any questions and suggestions

Zoning Admin updates - Alex Miller:

Alex asked when the commission will be discussing changes to STR language in current by-laws. The proposed language changes have been reviewed by town attorney. Next step is PC discussing and voting to advance the changes to a public hearing and then on to Selectboard for final hearing and vote. This is a priority for PC to put on agenda.

Next meeting: Feb 23, 2026

Cheryl made a motion to adjourn at 6:28, Erik second; all in favor

Submitted by: Michele Carlson, Clerk