

Planning Commission Minutes
Monday February 23, 2026
5:00 pm

Open regular meeting

Matthew Moore opened the meeting at 5:03

In Attendance:

In Person: Michele Carlson

Via Zoom: Matthew Moore (Chair), Cheryl LaFlamme

Absent: Brian Holt, Erik King

Others Present:

In Person: Gretchen Havreluk (Economic Development)

Via Zoom: Sue Westa (WRC), Alex Miller (Zoning Administrator), Sam Kondracki (Wilmington Works)

Additions to the Agenda: None

Public Comment: None

Approve Minutes: 01/28/2026

Cheryl made a motion to approve the minutes of January 28, 2026

Matthew second; all in favor

Town Plan – Review

Sue Westa from Windham Regional provided draft of chapters 1-3 after comments from last meeting.

Chapters:

1. Introduction
2. Community Profile
3. Community Facilities, Services and Resources.

PC will continue to communicate with Sue of any questions or comments about these draft chapters.

Sue Westa began review per line items for Housing and Economic Development sections of the new Town Plan update. Gretchen the town Economic Development consultant and Sam Kondracki of Wilmington Works were present to comment, answer questions and provide context of these topics with what has been done in town and future projects.

Items discussed from these chapters and goals include:

- Housing
- Economic Development
- Infrastructure to support economic development
- Marketing plan (*advantages of multi town marketing with Dover, Chamber of Commerce*)
- Business support
- Surveys
- Attract younger population into workforce
- Vacant building regulations (*Alex the Zoning Administrator is currently working on this and will advise the PC when regulation guidelines are drafted*)

Discussed next public meeting dates for Town Plan and timelines. Sue will return on the second meeting next month March 23rd to review the following chapters “Natural Resources and Flood Resiliency”

Next meeting: March 9, 2026

Cheryl made a motion to adjourn at 6:45, Matthew second; all in favor

Submitted by: Michele Carlson, Clerk