

**Planning Commission Minutes**  
**Monday April 13th, 2026**  
**5:00 pm**

**Open regular meeting**

Tom Fitzgerald opened the meeting at 5:00 for the purposes of reorganizing.

Cheryl nominated Matthew Moore for Chair.  
Erik second; all in favor

Matthew Moore nominated Erik for Vice Chair.  
Cheryl second; all in favor

Cheryl nominated Michelle Carson for Clerk.  
Matthew second; all in favor

Meetings Days & Times: 2nd & 4th Monday of each month at 5:00pm (no change).  
Cheryl motioned to accept; Matthew second; all in favor

**In Attendance:**

**In person:** Cheryl LaFlamme,

**Via Zoom:** Matthew Moore (Chair), Erik King, Michelle Carson.

**Others Present:** Alex Miller (Zoning Administrator), Gretchen Havreluk, Jay Dubac

**Via Zoom:** Matt Bachler, Sue Westa, Ida Atkins

**Additions to the Agenda:** none

**Public Comment:** none

**Approve Minutes:** 03/23/2026

Cheryl made a motion to approve the minutes of March 23, 2026 as amended to correct an incorrect date.

Matthew second; all in favor

**Windham Regional Plan Informative Slideshow and Presentation**

Matt Bachler of the Windham Regional Commission (WRC) outlined the scope and ongoing work on the Windham Regional Plan approved July 2025.

Matt presented a slideshow to introduce a future land use map for the 27 towns in the WRC with the goal of compact settlement patterns surrounded by rural countryside; an introduction of Act 181 and its creation of consistent land use categories across the state; the state's designation program and Wilmington's eligibility basis for either Tier 1A or Tier 1B designation and the subsequent benefits were discussed. The Downtown designation would be retained; subdivision bylaws may be needed; and a discussion of transitional areas, i.e. planned growth areas with more infill to reach the goal of 22-44 new housing units per year and take advantage of the wastewater expansion project.

Gretchen commented that complete streets would require sidewalks and property owner's onus to

prove they were not in the river corridor.

Cheryl requested example subdivision bylaws from the WRC.

**Update from Zoning Administrator:** none

**Next meeting April 27th, 2026**

Erik made a motion to adjourn at 6:05, Matthew second; all in favor

Submitted by: Erik King, Vice Chair