

Planning Commission Minutes
Monday April 27, 2026
5:00 pm

Open regular meeting

Matthew Moore opened the meeting at 5:02

In Attendance:

In Person: Michele Carlson

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

Others Present:

In Person: Alex Miller (Zoning Administrator), Jason DuBac

Via Zoom: Sue Westa (WRC)

Additions to the Agenda: None

Public Comment: None

Approve Minutes: 04/13/2026

Cheryl made a motion to approve the minutes of April 13, 2026; Matthew second; all in favor

Town Plan – Review

- Discussed the second public meeting for Town Plan Update which will be at the next Planning Commission meeting Monday, May 11, 2026 at 5:00.
- Reviewed flyer created by Sue Westa and discussed where and how to post in community, (Town Newsletter, town committees, Wilmington Works, hanging flyers)
- The public meeting will be a mid-way review presented by Sue Westa on the following draft chapters completed.
- Community Facilities & Services
- Housing & Economic Development
- Natural Resources & Flood Resiliency

Sue presented draft chapters of “Land Use and “Historic Districts” highlight discussion points include:

- New State Designation Program under Act 181 (WRC recommends working with them to better understand benefits of adding to plan)
- Act 250 jurisdiction under Act 181 and Tier 1A or Tier 1B (further discussion planned)
- Subdivision regulations
- A new Rural Residential district (reviewed WRC future land use map that includes this district) Will discuss this further.
- Town Blight Ordinance: Alex has initiated this program and written notices of violations.

Zoning Administrator Updates (Alex Miller)

Alex has a few zoning items to discuss following the current work on Town Plan, noted for beginning of June.

Next meeting: May 11, 2026:

Regular meeting for minute approval and then meeting will be opened to Town Plan Public Meeting.

Cheryl made a motion to adjourn at 6:23, Michele second; all in favor

Submitted by: Michele Carlson, Clerk