

Planning Commission Minutes
Monday May 11, 2026
5:00 pm

Open regular meeting

Eric King (Vice Chair), serving as Chair, opened the meeting at 5:00

In Attendance:

In Person: Erik King (Vice Chair), Michele Carlson, Cheryl LaFlamme

Via Zoom: Matthew Moore (Chair)

Others Present:

In Person: Sue Westa (WRC), Alex Miller (Zoning Administrator), Scott Tucker (Town Manager), David A. Richman, Nicki Steel, Jason DuBac

Via Zoom: Gretchen Havreluk (Economic Development), Sam Kondracki (Wilmington Works), Jessica Lee Smith

Additions to the Agenda: None

Public Comment: Jason DeBac requested to be put on future agenda, asked why meeting is not recorded

Approve Minutes: 04/27/2026

Matthew made a motion to approve the minutes of April 27, 2026

Cheryl second; all in favor

Next meeting: Wednesday - May 27, 2026:

**note this meeting is on Wed due to Memorial Day.*

Matthew made a motion to adjourn at 5:03, Michele second; all in favor

Public Meeting to discuss Town Plan:

Town Plan is currently mid-way through the plan update. Sue Westa has been meeting with the Planning Commission each month to review draft chapters. This meeting is the second public gathering to hear comments.

Sue Westa presented an overview of highlights from the draft including schedules, process, contributing studies and town committee and department representative's comments as well as the public comments from survey and public meeting in the Fall of 2025.

Overview of what has changed since the last Town Plan update and the following questions to receive feedback from the community.

Questions for Town to consider:

1. Adapting a Rural Residential Zoning District (maybe a 5-acre min?)
2. Are residents concerned about the location of Town Hall in floodplain. Explore moving?
3. Consider connecting the C/R Districts on Rt. 9W where there is currently a break to all being Commercial/ Residential Districts.

Overview of comments from public online and in person:

- Yes, the Town Hall should move out of the floodplain to remain functional during floods, current building has no room to grow and difficult for older people to navigate. Yes, move Town Hall but stay in walkable downtown
- Consideration of Rural/Residential, what is the intent - pro's and con's?
- Suggestion to change Chimney Hill community from Residential to Resort/Residential. Could broaden STR limits for this community that is currently residential.
- Recommendation to town to create Blight rules and assistance when needed for residents to clear properties of unworking vehicles, trash etc. Intention to keep Wilmington clean. Enforcement of litter and blight conditions.
- River corridor update map (note: state will be regulating river corridors starting sometime in 2028)

Submitted by: Michele Carlson, Clerk