

Planning Commission Minutes
Monday August 10, 2026
5:00 pm

Open regular meeting

Matthew Moore opened the meeting at 5:00

In Attendance:

In Person: Matthew Moore (Chair), Cheryl LaFlamme, Rob Lawrence, Michele Carlson

Absent: Erik King (Vice Chair)

Others Present:

In Person: Alex Miller (Zoning Administrator), Jason LaBac, Gretchen Haverluk

Via Zoom: none

Additions to the Agenda: Discuss Gretchen Haverluk's recommended additions to Town Plan, and Wilmington Works updating website.

Public Comment:

Approve Minutes: 07/27/2026

Cheryl made a motion to approve the minutes of July 27, 2026, Rob second; all in favor

Discussion to potentially add Arts & Culture to Town Plan.

- PC agreed that adding a section to Town Plan will be beneficial for the many arts and culture events and venues in town. Adding this section will help with relative grants as they come up and overall programming of arts and culture events.
- Gretchen will draft this section to send to PC and Sue Westa for review before our next meeting on August 24.
- To allow for ample time for PC to review this new section, and for Sue Westa to add to Town Plan Draft as well as the 30-day notice for public hearings, the PC decided to move back the hearing for the Town Plan Draft to Tuesday, October 13.

Discussion of potential update to Section 606 of the Bylaws

Cheryl presented some items to review and possibly edit in section 606 that seem to provide conflicting information on structures. As well as a review of discontinued and abandoned definition in section 606 E.4. Cheryl will make some suggested edits and send to PC for review at next meeting.

Discussion and potential vote on adopting a bedroom cap on Short Term Rentals

The PC has discussed a bedroom cap in Residential Districts at length in several previous meetings and collectively recommend that a cap of 6 bedrooms for Short Term Rentals in Residential Districts is reasonable and allows the DRB to administer permits accordingly.

Rob made a motion to add a 6 bedroom cap to Short Term Rentals in Residential Districts, Cheryl's Second; all in favor

Discussion on possible inclusion of new Bylaws regarding AI Data Centers; and Heli Pads

- AI (Artificial Intelligence) Centers: The PC discussed possible ordinance to include in Bylaws of new AI Centers. The state is discussing a complete moratorium on AI Data Centers. Cheryl will look into comparable towns in Vermont that have started to include relative AI ordinances in their Bylaws.
- Heli Pads: Wilmington currently does not have an ordinance to address Heli Pads and have had at least one request for permit for one. Dover Bylaws do not allow Heli-Pads. Rob will look into the Dover ordinance for reference and send to PC for review.

Update from Alex Miller (Zoning Administrator)

Alex briefed the PC on several items to review in Bylaws. Some are grammatical, while others more in depth. He will provide a redline of these edits to PC for review.

Next meeting: August 24, 2026

Cheryl made a motion to adjourn at 6:12, Matthew second; all in favor

Submitted by: Michele Carlson, Clerk