

Planning Commission Minutes
Tuesday October 13, 2026
rescheduled from October 12
6:00 pm

Open regular meeting

Matthew Moore opened the meeting at 6:00

In Attendance:

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

Via Zoom: Erik King (Vice Chair)

Others Present:

In Person: Sue Westa (WRC), Scott Tucker (Town Manager), Thomas Fitzgerald (Selectboard Chair), Jon Hurdle, Bonnie Lorimer, Janet Boyd, Jake Moore, Nicki Steel, Meg Streeter, Pam Greene

Via Zoom: Alex Miller (Zoning Administrator), Carol Bois

Additions to the Agenda: None

Public Comment: None

Approve Minutes: 08/24/2026

Rob made a motion to approve the minutes of August 24,

Matthew second; Rob, Erik and Matthew in favor – Michelle and Cheryl were not present at the meeting.

Public Hearing to discuss proposed final draft of Town Plan

- Matthew opened the hearing with an overview of the Planning Commissions timeline working on this update including the grant that was awarded to pay for services provided by Windham Regional Commission in drafting this updated, community meetings and surveys.
- Sue Westa presented an overview of the completed draft Town Plan including purpose and benefits of having an updated town plan, readability and organization of town plan including maps and implementation charts and spoke to how this plan was streamlined for easy readability and information finding.
- Sue discussed the new implementation charts and how they summarize each goals actions by defining action, recommended lead/ partners, timeline and estimated cost of each action.
- During the hearing several people made comments, recommendations and had questions. These are summarized below:
 - *Nicki Steel:* asked if restaurants are included in the Arts & Entertainment graphic on page 44, also provided Sue with several minor typos/punctuation recommendations.
 - *Meg Streeter:* asked if anything was significantly different than last town plan, (Sue spoke to this to include but not limited to adding the Windham Regional Future Map and the new Energy section with information provided by the towns volunteer Energy Committee.) Also, noted that OSEC is a town emergency shelter and to include Glebe land to list of town resources.
 - *Nicki Steel* additional comments: add OSEC and transfer station, likes that Arts & Culture was added to plan, and recommends that the town look into updating technology that is better than Zoom, recommends that members on boards and committees attend in person not on Zoom.
 - *Carol Bois* (Trail Committee) recommends connecting outdoor experiences in Wilmington to economy. Also recommends adding Volunteerism into plan.

- *Thomas Fitzgerald*: Commented that Zoom meetings are state mandated and have allowed the town to move forward provides nice alternative with many pluses.
- *Jake Moore* from Brook Bound Inn provided information to the PC and Sue Westa of an error in the zoning map that did not include the recent zoning change of Brook Bound Inn property from residential to Resort-Commercial/Residential. This change is described correctly on page 75 in the Resort-Commercial/Residential section
- *Nicki Steel*: page 31 goal 6 suggests adding intergenerational activities, goal 7 encourage financial support of local arts. Concerned with how visiting non-residents are contacted in the event of emergencies? Recommends Chimney Hill be classified as a different zone, add OSEC provides parking, commented that there are too many oversized vehicles coming through town.
- *Meg Streeter*: commented on why wind power and relevant concerns of this not included in plan.

Rob made a motion to adjourn at 7:05, Cheryl second; all in favor

Submitted by: Michele Carlson, Clerk