

Minutes Planning Commission Meeting June 9 , 2015

Attending: Matt Tell, Staley McDermet, Patti Smith, Bennett Grout, Edie Mas, Tim Segar, Kate Buttolph
Mary Sargent (Zoning Administrator)

Matt called the meeting to order at 5:00 pm.

1. **Minutes**

Motion and second to approve minutes of May 26th . Approved unanimously.

2. **Communications:**

a. Readoption of Wilmington’s Town Plan.

b. Star wind Turbines LLC contacted the Town to see if it could meet with the PC. Katlin Persa is the contact person. Decision made to meet with her for 15 minute presentation at 5:15 June 23rd (note: this was later changed to 30 minutes, July 14th).

3. **Zoning Bylaw Revisions .**

a. Flood Hazard Overlay District.

Edie shared the revised map she got from Jeff Nugent reflecting changes; she also talked with John Bennett at WRC who is currently working with other towns on this same issue. He shared some new guidelines from the State, and the fact that the State maps are, on the whole, conjecture based on starting 2 miles downstream from headwaters of streams that experienced fluvial flooding, and drawing a 50 foot buffer on each side of the stream. Looking more closely at the map Jeff prepared, there seem to be unprotected areas in Marlboro that anecdotally were badly damaged during Irene. Decision made to get further Town input on the map, from Forrest Holzapfel Town Clerk, Dave Elliot Road Commissioner, Lisa Hecht who was Emergency Management Coordinator at the time, and Jim Herrick. Matt will contact someone on the State level to be sure that if we change the map, the State will still recognize and approve it.

b. State requirement for State Energy Efficiency Certification on new construction

Edie discussed this issue with John Bennett and got a copy from him of VCT ‘s opinion on the new rule. John said that his understanding was that Zoning Administrators were required to share the State Energy Efficiency Standards with new zoning applications, whether commercial or home ownership. But Towns were not required to put this into zoning as required, indeed there is now precedence that Towns cannot require certifications from the State, even around septic permits.

c. Renewable Energy Section. Decision to invite past Energy Committee members to come and comment on Renewable Energy section and draft approved uses at June 23rd PC meeting (note this has now changed to July 14th).

d. Section 340 Wildlife Habitat Overlay District.

Section 350.4

Changes were approved as made in 4.2c, e, and a discussion about 3a, re: 300 foot setback on rivers. 4.3 sentence changed. Lots of discussion about what “naturally vegetated” means (#4 and 5). Vote taken on whether to delete #4. 6 in favor , 1 opposed. Passed to remove it.

Section 350.5

Reviewed; no changes.

Section 350.6

Reviewed. On #4, concerning review in the winter , after a discussion with change made to have “may” changed to “shall” , vote taken: 5 in favor, 2 opposed. Passed.

Meeting adjourned at 7:05 pm. Next meeting is June 23rd 5:00 pm. Edie and Kate will not attend as they will be going to the 50th anniversary of Windham Regional Commission.

Respectfully submitted, Edie Mas