

Comprehensive Plan Committee Session 1/26/26

Sam Haselton
Bill Wonderlin
Rarilee Conway
Tim Follos
Michelle Preston
Jenn Munsie
Nancy Gonyea
Pat Winch
Hanna Cromie

The LRAP is similar to the comprehensive plan; the comp plan in some ways is “updated” every decade, and the revitalization plan is one of those
“Hamlet of Wilmington” is the 80s updated one

County has a planning, zoning, and comp plan person that Tim has spoken with - Anna Reynolds (Office of Community Development)

- We did not get a grant application that Wilmington applied for. **Can we inquire why we didn't get the grant? Can we get a copy of the Grant application (submitted by Favor)?**
- Anna thinks we can get pretty far before we need to go to a consultant

Tim has also found a lot of trail maps that were created over the years (seems each administration does this and then it's forgotten that it has been done). But the ones Tim has may not be up to date.

Tim suggests looking at nearby towns that may have recently completed a comprehensive plan update - i.e. essex, and identify steps we can take on our own prior to hiring a consultant

Anna:

- 7-11 steps we need to get through
- We could get the price of consultant down to \$30,000 or less if we can complete as much work as possible before getting a consultant

Jenn has a friend who is a grant writer, if we wanted to consult her; Bill also does grant writing

What specifically do we need to hire a consultant for?

Bill - Favor said grant that was applied for should've covered 90% of costs - maybe we should prioritize trying to get grant?

Tim - but we don't want to waste another year etc of time. **DEC and Dept of state also may do monetary support. There is also at least \$100k of unspent bedtax money**

A big part is surveys, collecting info from stakeholders, broad sampling of community voices

- Tim gave us a survey
- Michelle - there are templates out there
- Bill - one of the thins is just collecting a lot of info: demographics, utilities. Bill has experience doing this process. **Advantage of an outside group “running” process is objectivity; even bringing in someone from a neighboring town. Another advantage of contractor is certified planner.** Want to make sure this is really the basis of the zoning we want down the road. Vision of what we want the town to look like

We need updated maps - not only of where we are now but what we would like to see down the road

- GIS people?
- Michelle - **ROOST has file of trail maps that were originally created (our office here in town owns that file)**

Tim - another big part is to satisfy state requirements, so we want someone who ultimately knows what i's to dot and t's to cross

Ask Anna what steps each town takes to do a comprehensive plan and decide which ones we think we could do ourselves

(town has reduced rate to send mail)

Tim provided Pat a previous survey

Jay is currently redoing their plan, may be a good source to look at

Bill - On top of survey, good to have focus groups (shurets?) moderator led discussion on different topics like what we want Wilmington to look like. This adds to pure “data” info of surveys. Do this a couple times.

- Jenn: Focus group could be used to inform surveys, or vice versa. She has good intel on this
- Bill: are there any local communities who have done this and moderators they suggest

- Tim: Anna could moderate or she would know someone. Tim also has suggestions from LP town board etc. (Joe Pete)

Get Keene's comprehensive Plan

Michelle: the smaller the committee the more effective it is

- Has the board discussed parameters for a number of committee members? Tim: not yet
- Pat/Tim: but anticipate a number of people dropping out

Bill asks about zoom meetings

- Michelle asks about pushing meetings back a bit later
- **Can we do the meetings fully virtually??**
- **Needs to have at least one member of the planning board? - Bill**

Bill has some pdfs that he is willing to share on meetings etc.

Tim suggests a few people reading the Wilmington plan, a few people reading Keene, a few people read LP, etc.

- Can we get a copy of Lake Placid's

Sam - what really needs addressed is what can be done when KOA or beach townhouse situations happen - how do we enforce when the ultimate project isn't what the town actually wanted (planning board members rubber stamped it, so in part it is on planning board)

- How do we ensure planning board doesn't do this again - new members, but also education(Michelle)
- They were worried about town being sued

Jenn - Juniper Hill "covenant" - neighbors not adhering to covenant, and the town won't do anything about it

Bill - comprehensive plan helps town defend itself in court if planning board says no to something and the town gets sued

Tim - Continue outreach to other potential members - Public postings

Jenn - Consider stratification of committee members that we want - age, other demographic, years lived in Wilmington.

- People with young children

Elon - town has worked with before

Pat's person - MJ Planning, Glenns Falls? Jackie Yates?

Homework - to be emailed to everyone

Identify stakeholder groups/categories

Take a look at Wilmington Comprehensive plan, and surrounding town's plans

Pat/Hanna will contact Anna Reynolds, and someone from Jay, or Keene, or LP (Pat knows someone from company out of GensFalls who might be willing to help)

Next 2/6 @ 6pm