

# Town of Wachapreague Planning and Zoning Commission

## Meeting Minutes – April 7, 2026

Location: VIMS Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Margo Digan, Sue Fountain

Absent: Donald Motto, Carrie Jacobson

Guest(s):

1. Called to order by Jim at 6:40 pm.
2. Approval of the April 2026 agenda: Aileen moved, Margo seconded, all approved
3. Approval of the January 2026 minutes: Margo moved, Aileen seconded, all approved
4. Public comments: None
5. Council Update/Report (Aileen):
  - a. Town Council Approved 2 new members, Sue Fountain, Carrie Jacobson
  - b. Concern about revenue drop re: Island House
6. Zoning Update/Report: None
7. Unfinished Business:
  - a. Vote to accept new members: Unanimous approval.
8. New Business:
  - a. Comprehensive Plan
    - i. Ongoing discussion about the proposed acquisition of the property from the Nature Conservancy (Atlantic Avenue) and its potential impact on Tourism.
      - Action: Aileen will develop a project plan for completing the Creating Opportunities including fishing, crabbing and other eco-friendly activities of the Recreational Waterfront Strategy.
      - Status: Aileen reported she had spoken with Nature Conservation folks and she is drafting a plan for a crabbing pier on the property.
    - ii. Discussed and decided to change direction from last meetings assigned Comp Plan action items and concentrate on those relative to Land use and Ordinances.
      - Action: Each member will review current designated zones and zoning ordinances for current and future needs and make suggestions for changes to the zones and/or the current zoning map if appropriate.
      - Action: Jim will prepare a plan and budget estimate to have all town ordinances digitized and codified by a third party provider. A budget request will be made to the Council for the upcoming budget cycle.
9. Adjourned regular meeting at 8:16PM: Aileen moved, Margo Second, all approved

Next meeting: July 07, 2026, 6:30 pm Seaside Hall (regular followed by work session at 7:15, if necessary)