

Town of Wachapreague Planning and Zoning Commission Minutes – January 6, 2026

Location: VIMS Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Margo Digan, Donald Motto

Absent:

Guest(s):

1. Called to order by Jim at 6:35 pm.
2. Approval of the January 2026 agenda: Aileen moved, Margo seconded, all approved
3. Approval of the October 2025 minutes: Margo moved, Aileen seconded, all approved
4. Public comments: Read and discussed comments/concerns from resident John Joeckel submitted via email.
5. Council Update/Report (Aileen):
 - a. Info shared results from voting on Comp Plan at December 2025 Town Council Meeting.
6. Zoning Update/Report: None
7. Old Business:
 - a. New members
 - i. Briefly discussed how to recruit new members
 - ii. Several Commissioners said they had someone they would talk with about joining.
8. New Business:
 - a. Comprehensive Plan
 - i. Based upon John Joeckel's email regarding the commercial waterfront zoning ordinance and concern for preserving the Working Waterfront: discussion centered around how to preserve, enhance and attract appropriate business to the waterfront; maintaining a true "Working" waterfront (one of the few left on the shore).
 - Result 1: Commission decided to begin work on *VI.5: Infrastructure: Strategy - Land Use*
 - Action 1: Margo and Donald will develop a project plan for completing the 4 objectives of the Land Use Strategy.
 - Result 2: Commission decided to begin work on *VI.5 Infrastructure: Strategy - Working Waterfront*
 - Action 2: Jim will develop a project plan for completing the 2 objectives of the Working Waterfront Strategy.
 - ii. Ongoing discussion about the proposed acquisition of the property from the Nature Conservancy (Atlantic Avenue) and its potential impact on Tourism.
 - Result: Commission decided to begin work on *VI.1: Tourism Development - Recreational Waterfront*

Next meeting: January 06, 2026, 6:30 pm Seaside Hall (regular followed by work session at 7:15, if necessary)

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- 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.

9. Adjourned regular meeting at 8:04PM: Aileen moved, Donald Seconded, all approved