



**Town of Wilton
Planning Board Agenda
February 3, 2022**

2-3-22 7:00 PM

- 1) Pledge of Allegiance
- 2) Adopt the Agenda
- 3) Review Planning Board Meeting minutes from 1/20/2022.
- 4) Site Plan Review application by Wilton Route 2 Solar, LLC with Stantec Consulting Services Inc as agent. The array is on property on the north side of Route 2 & 4 and west of Bryant Rd on 12.9 acres of the 18.3 acre parcels and will generate 1.75 MW AC. The property is Tax Map 34, Lots 111 & 116 in the Commercial Zone. Then schedule site visit and public hearing (suggest March 3rd) and a meeting for discussion and completing Finding of Facts and Notice of Deliberation (suggest March 17th).
- 5) Future Business
 - (a) Require Commercial enterprises in the LRR zone to have more shore frontage similar to the State Model Shoreland ordinance (see Chapter 1000 page 15 & 16) where the minimum shore frontage for lots in the non-tidal shoreland zone are increased from 40,000 sq ft and 200 ft shore frontage to 60,000 sq ft and 300 ft shore frontage for Government, Institutional, Commercial or Industrial uses. CEO would suggest a footnote in Table B for LRR zone.
 - (b) Address short term rentals in the Zoning Ordinance CEO's opinion is to put a footnote for Residential Rental Units at the bottom of Table A2 (page 90) which are issued by the CEO in all zones that all must conform with NFPA 101 Life Safety Code and that short term rental units must list a contact that can be contacted should problems with tenants occur.
 - (c) Correct any ordinance in the Zoning Ordinance On page 22 Article 5.E Add amended June 14, 2021. Note that this section is the same language as the State Chapter 1000 Guidelines for Municipal Shoreland Zoning Ordinances for items 1 thru 9 but is missing items 10 & 11. CEO to do more review.
 - (d) Zoning Map change. Change 83 High Street (Map 14 Lot 17) which is a home from Industrial to Residential 1. Change 87 High Street (Map 14 Lot 26) from Industrial to Commercial. Note that all ordinance changes have to be completed by the end of March.
 - (e) Comprehensive Plan Update. The Comprehensive Plan was last updated in 2009 and ideally is updated every 10 years. That is where the long term goals and attributes of the town are described.
- 6) Adjourn