



TOWN OF WILTON
PLANNING BOARD MINUTES
January 20, 2022

Members present: Chair Mike Leclair, Co-chair, Michael Parker, Norm Hurlburt, Lisa Small, Gwen Doak, William McCrillis, and Kyle Fletcher

1. **Meeting opened in form with the Pledge of Allegiance at 7:00pm.**
2. **Adopt the Amended Agenda**
M/M/S Parker/Fletcher to adopt the agenda. 7-0-0
3. **Review minutes from 1-6-22.**
M/M/S Small/Parker to accept the minutes as presented. 7-0-0
4. **Review Notice of Decision & Finding of Facts for Ryan Morgan to operate a medical marijuana caregiver retail store located at 445 US RT 2 E.**
A change to Conclusions A-12 to add that there will be a sprinkler installed as well as an alarm to meet the new LP state standards. A check from the WFD will be required prior to opening.
M/M/S Parker/Doak to approve the Notice of Decision with the changes made. 7-0-0
5. **Planning Board Business Use at 547 US 2 W for a mobile welding repair business.**
This was tabled as the applicant did not appear.
6. **Future Business**
 - a. Route 2 Solar to be located off of Bryant Rd would like to do their presentation at the Feb 03 mtg. A site walk will be imperative; when depends on the weather.
 - b. Address short term rentals in the Zoning Ordinance.
Adding footnotes to the table A2 that all must conform with NFPA 101 Life Safety Code and that short term rental units must list a contact than can be contacted should problems with tenants occur.
 - c. Correct any ordinance in the Zoning Ordinance.
Any changes would need to be made by the end of March in order to be scheduled for the annual town meeting.
Tables need to be updated.

Stronger language in the Shoreland Ordinance bringing the ordinance into agreement with the state model shoreland ordinance for commercial uses where increased lot size and shore frontage are required. A focus on the Non-Conformance section 4 *Change of Use of Nonconforming Structure* Paragraph D *Nonconforming use*.

- d. Zoning Map Changes for 83 High St (M14L17) from industrial to Residential 1 and 87 High St (M14L26) from Industrial to Commercial. The board approved the changes.

M/M/S Parker/Hurlburt adjourn. 7:50 7-0-0

Respectfully submitted,
Cindy Dunham