



**Town of Wilton
Planning Board Minutes**

April 6, 2023

Members Present: Michael Parker (acting Chair), Michael Leclair, Norman Hurlburt, Gwen Doak, William McCrillis, Kyle Fletcher, Keith Amato, Ben Harnden, (alt), Charles Lavin (alt)

Meeting called to order by Vice Chair, Parker at 7:00.

1. Pledge of Allegiance

2. Adopt the Agenda

M/M/S McCrillis/Amato to accept the agenda as presented. **Vote: 7-0-0**

3. Review and consider adopting the minutes from the March 16 meeting.

M/M/S Hurlburt/Doak to adopt the minutes as presented. **Vote: 7-0-0**

4. NEW BUSINESS

Planning Board Change of Use permit application by Scott Blodgett to construct a storage unit at 0 Depot St, Tax Map 5, Lot 051 zoned residential 1.

M/M/S Amato/Doak to grant the change of use. **Vote: 7-0-0**

M/M/S Amato/Hurlburt that the application is complete. **Vote: 7-0-0**

M/M/S Amato/Hurlburt to approve the Notice of Decision for Scott Blodgett. **Vote: 7-0-0**

5. OLD BUSINESS

Article 3, Review and discuss changes to Table B. Space and Bulk Standards to be in line with DEP Standards.

Article 4, Review and discuss changes to 5.12. Construction Standards & Table B. Space & Bulk Standards

M/M/S Hurlburt/Fletcher to send the changes to Sally Daggett and hold a public hearing once they are returned. **Vote: 7-0-0**

6. FUTURE BUSINESS

- 30% expansion plan and a retaining wall repair design from Main-Land for 109 Lake Rd. A permit by rule will be required. A site walk will be needed.
- John Webster owns property on Davis Court (map 28, Lot 104) would like to install a solar array. A permit by rule will be required as well as an entrance permit. Abutter notices will need to be sent out. A site visit will need be conducted. A Site plan presentation, a change of use and a public hearing will also be required. The site plan presentation should include the decommissioning plan. It should be noted that this property is presently in tree growth.

7. OTHER BUSINESS

- Tiny Homes. Gary presented a picture of a tiny home that has built on Saddleback. Bill LD665 extends the date by which communities must affirmatively meet the statute pushing the deadline out until July 1, 2025 to allow both calendar and fiscal year communities to accomplish the work with fully developed

state guidance, hold required community public hearings on their changes, and include new ordinances on the town warrant in time for the annual town meeting.

- A question concerning the height requirement for expansion in the Shoreland Zoning district; 25 or 35 ft? Gary will check the ordinance and report back to the board.
- Sally Daggett contacted Mike Leclair letting him know that the Marina Hearing has been set for May 30-31.

Adjourn at 8:35 M/M/S Hurlburt/Doak. Vote: 7-0-0

Respectfully submitted – Cindy Dunham