



**Town of Wilton  
Planning Board Minutes**

**June 15, 2023  
(Amended)**

Members Present Michael Leclair (Chair), Michael Parker, William McCrillis, Norman Hurlburt, Gwen Doak, Kyle Fletcher, Ben Harnden (alt)

**Meeting called to order by Chair Leclair at 7:00.**

**1. Pledge of Allegiance**

**2. Adopt the Agenda**

M/M/S Parker/Fletcher to adopt the agenda as presented. **Vote: 7-0-0**

**3. Review and consider adopting the minutes from the May 15, 2023 meeting.**

M/M/S Parker/Fletcher to adopt the minutes as presented. **Vote: 6-0-1**

**4. NEW BUSINESS**

**1. 6:00 PM site visit for 885 US RT 2 E, Meadow Lanes, for a Medical Marijuana retail location followed by a public hearing for a use permit by Frank Berenyi.**

The planning board members and two community residents were at the site visit to review the plans by Frank Berenyi to turn 3000 square feet of floor space into a medical marijuana retail space. That leaves another 3000 square feet available for use for other functions; such as a dance floor or placing inflatables for a birthday party or an arcade.

**Public Hearing opened at 7:08.**

Several members from the community were present at the public hearing to share their concerns into the change of use for the bowling alley. The concerns were: smell, increase in crime, loitering, and the loss of entertainment for bowling leagues. Mr. Berenyi assured the residents that there would not be any smell as they are not growing in the building, only selling finished products that are made in his lab/kitchen located off premises. This will be a place to buy product and then leave; no loitering allowed. As to the loss of the entertainment to the community, Mr. Berenyi suggested that some of the town's people should get together and purchase the building to keep it open for all the leagues.

**Public Hearing closed at 7:53pm**

**2. Planning Board Use Permit application by James Butler for a restaurant/food establishment located at 280 Main St.**

Mr. Butler prefaced his presentation with a question as to whether or not the planning board has jurisdiction over this application. Section 1.3 (F) was referenced as to who has jurisdiction over this application. It states "Use permits that involve only change of ownership of an existing permitted business may be issued by the CEO with notification of abutters 10 days prior to the issuance of said permit." The planning board felt as though they did have jurisdiction over this application as the abutters would be addressing the planning board not the ceo, therefore the board proceeded with the presentation from Mr. Butler.

**M/M/S by Parker/Hurlburt to table this application until a layout has been presented along with occupancy size. No site visit is required. Vote: 7-0-0**

**3. Shoreland Zoning permit application for 109 Lake Rd to rebuild and expand by 29%. This is in limited residential & recreational.**

The height requirement for expansion was spoke about at the April 20, 2023 meeting, prior to this application, due to another expansion project. It was stated that any building closer than 75 feet has a 20-foot limit in height, *or the height of the existing structure which* was 19 feet. Chapter 1000 of the shoreland zoning states that towns must be equal or more restrictive but not less. Mr. Butler mentioned that he would bring this to the appeals board for a variance.

**M/M/S Parker/Hurlburt to schedule a site visit (with stakes for a visual) for July 6 and bring this back to the table on that night. Vote: 7-0-0.**

**5. OLD BUSINESS**

Review and approve Notice of Decision for Courtney Pride.

It was noted that the votes for that night should have only been 7 in total not 8. The corrections were made and will be signed by the chair.

**M/M/S Parker/Fletcher that the application is complete with the noted changes. Vote: 7-0-0**

**6. OTHER BUSINESS**

1. The town manager is looking to put together an ordinance committee so that the town can have an updated ordinance that is in compliance with DEP and state guidelines.

2. *Mr. Rice, the Consultant* for NECEC requested the site plan review information that was part of the planning board meeting. This was sent to Mr. Saviello. Article 7.5 of our ordinance, states that the project can be extended as long as the project is 30% completed. How is the 30% calculated. *This requires an approval by the planning board.*

**Adjourn at 9:30 M/M/S Parker/Hurlburt. Vote: 7-0-0**

**Respectfully submitted – Cindy Dunham**