



## Town of Wilton Planning Board Minutes

July 6, 2023

Members Present Michael Leclair (Chair), Michael Parker, Norman Hurlburt, Gwen Doak, Keith Amato, Kyle Fletcher, Charles Lavin (alt)

This meeting was preceded with a 6:00pm site visit at 109 Lake Rd. Observations are as follows:

- \* Water runoff from the cemetery runs down Lake Rd and crosses the road down over the embankment onto the property. A water bar on the cemetery side may help with diverting the water. (This will be his first line of defense) Concerns about when the Lake Rd was last paved. If within 5 years the applicant will be required to pay for repairs.
- \* The property was very wet with drainage from the steep embankment evident. A drainage ditch covered with crushed rock was added to drain the excess down to a holding pit. (This is his second line of defense).
- \* A four-foot cement wall will be installed behind the house. (This will be his third line of defense).
- \* There is still a cement block from the old retaining wall still in the lake, but it will be removed once the excavator can get down to the edge of the lake.
- \* The rock wall be re-built along the same line as the old wall.
- \* Applicant has halted construction due to the amount of water (rainy spring) draining from the property. Construction will resume day after Labor Day.

Planning Board reconvened at 7:00pm to conduct the meeting.

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

**1. Pledge of Allegiance**

**2. Adopt the Agenda**

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

**3. Review and consider adopting the minutes from the May 25, 2023 meeting.**

Amendments to the minutes:

Under New Business item 3 add "*or the height of the existing structure, which*" was 19 feet

Under Other Business, item 2, should read "*Mr. Rice, the consultant for NECEC*"...

The last sentence should read "*This requires an approval by the planning board.*"

M/M/S Fletcher/Doak to adopt the minutes as amended. **Vote: 5-0-2**

**4. New Business**

Lisa Gilbreath was present representing Burn McDonnell as well as Pierce Atwood representing NECEC, LLC.

The NECEC is seeking an extension on their construction permit for the Transmission Line.

**M/M/S Parker/Hurlburt to renew the permit as they have proven that that at least 30% of the project has been completed. (39% was reported). The permit will be effective as of July 6, 2023.**

**Vote: 7-0-0**

5. **Old Business**

Review Shoreland Zoning Permit Application for 109 Lake Rd. Applicant is seeking an expansion of 30% for the rebuild.

Applicant has made the lot as conforming as possible with the exception of the height requirement.  
**M/M/S Parker/Amato to proceed to the Site Plan Review and Notice of Decision. Vote: 7-0-0**  
See Attached NOD.

6. **Future Business**

- \* Keith Howard would like to build a pavilion enabling him to store wood on the little lot next to Loggers Den. This land is in Resource Protection which will limit what he is able to do.
- \* Dennis Landry's son has started construction.
- \* Golf course expanding with another cabin will make this a subdivision. There are already 7 lots plotted out. Trees have been removed improving the view of the mountains.

7. **Other Business**

Perry would like to have two members from the Planning Board and two members from the Selectboard to volunteer to be on the ordinance committee.

8. **Adjourn**

**Hurlburt/Parker. Vote: 7-0-0**

**Respectfully submitted – Cindy Dunham**