



**Town of Wilton
Planning Board Minutes
December 7, 2023**

A Site Visit was held on December 2, 2023 at 9:00 am located on Doak St. Notes and pictures from the site visit will be attached to these minutes.

Members Present Michael Leclair (Chair), Michael Parker, Keith Amato, Gwen Doak, Kyle Fletcher, Ben Harnden, Charlie Lavin (Alt), Jay Cummings (Alt)

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

1. Pledge of Allegiance

2. Adopt the Agenda

M/M/S Parker/Amato to adopt the agenda as presented. **Vote: 6-0-0**

3. Review and consider adopting the minutes from the November 16, 2023 meeting.

M/M/S Parker/Lavin to adopt the minutes as presented. **Vote: 4-0-2**

4. New Business

Public Hearing for the Commercial Use Application for Site Plan Review of the water transmission line project

M/M/S Parker/Fletcher to open the public hearing. **7:20. Vote: 5-0-1 (Amato and Doak recused themselves)**

- Dirigo Engineering has already sent out abutters notices as well as placed ads in the local newspapers. There have been field workers going door to door to speak with the residents that would be affected and no one has come forward with any complaints at this time.
- Dirigo Engineering has obtained the necessary permits from Natural Resources Protection Act as well as the US Army Corps of Engineers.
- The new waterline will follow the road in most places under a foot of pavement. The Weld Rd will have the line under the travel lane. The waterline will not be placed under overhead powerlines, when possible.
- Problem areas will be Orchard Dr and Colby Miller Rd with Colby Miller having a lot of ledges and a hill that may need to be lowered to assist with controlling consistent water pressure through the lines. Traffic control may become an issue.
- The first phase will take place at the Doak St site in the summer of 2024. The valve needs to be in place in order to reduce the back pressure that will be coming from Varnum Pond.
- This project is limited to the seasons and to the restrictions of the cutting of trees as well as ground/water work.
- Raw water work will be in 2025 with the intake at Varnum Pond in Mid-May.
- A temporary easement has been signed by John Doak with an agreement that the paved circle will remain in place for equipment turnaround.
- The PSI will improve in places such as Applegate which will go from 20 psi up to 40-60 psi. The town will have 100 psi.
- There could be a couple of hours of interruption of water for a couple of hours when transferring to the new waterline.

- The Selectboard agreed with the decision for the contractor. There is a pavement and performance bond in place.
- If the estimates are higher than expected, the project can be modified.

M/M/S Parker/Fletcher to close the public hearing. 7:30. Vote: 4-0-2

Discussion for the Site Plan Review

A site plan review is not necessary. Gary has the authority to grant the permit.

5. Old Business

It has been reported that the cabins at the Golf course will not be able to obtain an approval for an occupancy permit as they have not complied with the electrical regulations at this time.

6. Future Business

- Shoreland Zoning Permit Application for Mr. Supernor located at 109 Lake Rd.
- Changes to the Parking and Traffic Ordinance & the Street Standards Ordinance.
 - Discontinue of a portion of Magrath Rd.
 - New roads need to be up to town standards.
 - These changes will need to go to the Town Attorney, the Selectboard as well as town vote in 2024.

7. Other Business

- Coffee Shop on Main St is set to open after Christmas. The Use Permit has been issued.

8. Adjourn at 8:15pm

M/M/S Doak/Fletcher Vote: 6-0-0

Respectfully submitted – Cindy Dunham