



**Town of Wilton
Planning Board Minutes
June 20, 2024**

6:00 pm Site Visit at 410 US RT 2 E.

Present: Candice Harkins, Carrie Lancaster Mike Leclair, Kyle Fletcher, Gwen Doak, Ben Harnden, Michael Parker, Charles Lavin, Paul Beisaw

Members and guest, walked through the facility with the proprietor's gathering knowledge of the facility in advance of the Finding of Facts to be discussed at the Planning Board Meeting immediately following this site visit.

7:00 Planning Board Meeting

Members Present: Mike Leclair, Michael Parker, Gwen Doak, Ben Harnden, Kyle Fletcher, Jay Cummings (alt) Charlie Lavin (alt)

Meeting called to order by Chair Mike Leclair at 7:05.

1. Pledge of Allegiance

2. Adopt the Agenda

M/M/S Fletcher/Doak to adopt the agenda as presented. Vote: 5-0-0

3. Review Planning Board Minutes from 6.6.24.

M/M/S Harnden/Parker to adopt the minutes as presented. Vote: 4-0-1

4. New Business

**A. Finding of Facts for Candice Harkins & Carrie Lancaster for a daycare located at 410 US RT 2 E. Map 28 Lot 38.
See attached FOF.**

5. Old Business

Further discussion on changes to the zoning ordinance starting with 5.2, Conversion of Dwellings.

- a. M/M/S Harnden/Doak to change the word "permit" to "approve"; (first line). Vote: 5-0-0**
- b. M/M/S Fletcher/Parker to change the Minimum Dwelling size from "500" to "190" as well as the size of single-family homes to be reduced from "350" to "190" in Article 5.2.C Guidelines. Vote: 5-0-0.**
- c. M/M/S Doak/Fletcher in Article 5.3 Entrances and Exits to Public Ways; end of section has a reference of Article "6.4.3" which should read"6.5. A.3. Vote: 5-0-0**
- d. Article 5.4 Off-Street Parking and Loading – need to look at state statutes for how many handicap parking spaces are required for each business.**
- e. M/M/S Parker/Fletcher to accept Article 5.5 Removal of Topsoil as is. Vote: 5-0-0**

6. Future Business

Continue with changes to the zoning ordinance.