

**Town of Wilton
Planning Board Minutes
November 7, 2024**

Members Present: Mike Leclair, Keith Amato, William McCrillis, Kyle Fletcher, Benjamin Harnden, Charlie Lavin (alt), Jay Cummings (alt)

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

1. Pledge of Allegiance

2. Adopt the Agenda

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

3. Review Planning Board Minutes from 10.17.24.

M/M/S McCrillis/Fletcher to accept the minutes as presented. Vote: 5-0-0

4. New Business

5. Old Business

- Review Finding of Facts for Dunkin Drive-Thru located at 392 US RT 2E.
Change the date of the application to September 11, 2024 and change the word “elevate” to “alleviate” for item #14.
M/M/S Harnden/Fletcher to approve the applications with changes. Vote: 5-0-0

Continue with changes to the zoning ordinance.

5.15. Animal Raising

No Roosters in RI or RII. Add to #5

M/M/S McCrillis/Amato. Vote: 5-0-0

5.17 Elder Cottage Housing Opportunity (ECHO) Units

Delete item #7 add “refer to section 5.28 – Tiny Homes”

M/M/S Harnden/Amato. Vote: 5-0-0

5.18 Soils

No Change.

M/M/S Harnden/Fletcher. Vote: 5-0-0

5.19 Small Enterprises, Home Occupations and In-Home Offices

- The new Cannabis Ordinance will require medical caregivers to receive a permit from the CEO.
- Firewood business – need a definition for firewood processing. How many cords constitute a business? Where is the wood coming from? Gary will check into this.
- Change the word “permit” to “approval” in the first sentence of 5.19 B.

M/M/S McCrillis/Harnden. Vote: 5-0-0

6. Future Business

- Solar Farm on Weld Rd has been down sized as it is in resource protection. They have received their DEP permit by rule. This Solar Array will need to be re-permitted as there have been delays with CMP. Abutter notices will need to be resent as well as a quick review of the Finding of Facts.
- There will be a new 500 sq ft cannabis dispensary moving into 129 Weld Rd. Will need to verify the distance to the existing day care across the road.

7. **Other Business**

- The house on the corner of Main and Curve St is being demolished with a modular going in its place.
- 38 Weld Rd will be going to civil court for violations that have been ignored.
- 580 Main St will be demolished with the foundation being filled in and a slab put in place.
- A number of unregistered vehicles are located at Backus Garage. Owner should obtain an auto hobbyist license.
- D&L are still not cleaning up.
- Adams St resident has a large on-going yard sale that is starting to impede the travel on the street.
- 109 Lake Rd has the underground work completed and has called for an inspection.

8. **Adjourn**

M/M/S Amato/Fletcher to adjourn at 8:50. Vote 5-0-0

Submitted by Cindy Dunham, Scribe