



**Town of Wilton
Planning Board Minutes
March 20, 2025**

AMENDED

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

The meeting was called to order by Chair Mike Leclair at 7:00.

1. Pledge of Allegiance

2. Adopt the Agenda

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

3. Review Planning Board Minutes from 03.06.2025.

Harnden/Fletcher to accept the minutes as presented. Vote: 4-0-1

4. New Business

No new Business

5. Old Business

A Review of the Zoning Ordinance Changes.

The board reviewed the edits presented by the lawyer firm with a few changes.

1.3F – End the first sentence after (CEO). Add “If any change of use is requested, it may require going to the PB for approval as defined in Table 1A”. **Fletcher/Doak to accept this change. 5-0-0**

5.29G – Add Tiny Homes cannot be greater than 400 sq ft. **Parker/Doak to accept this change. 5-0-0**

5.30B – Change the percentage from 65% to 75%. **Parker/Doak to accept this change. 5-0-0**

Added Tiny Home to Table A1.

Parker/Amato motioned to accept the changes proposed by the lawyer firm with the exceptions noted above. Vote: 5-0-0

A public hearing for permitting USS Maple Solar has been scheduled for April 3, 2025

6. Other Business

- The owners of 625 Main St were present to discuss (defend to the public) what their plans are for the property. There has been some cleanup work done with the potential for doors and windows to go in.
- There is interest in someone renting the old ambulance building at 411 US RT 2 E for auto body work and possible painting. He still needs to go through the state permitting process.
- Parker mentioned that US RT 2 Solar still needs the shrubbery installed.
- Questions concerning the E. Wilton Power station and when it is due to be decommissioned. Gary will check on it.
- It was noted that there is a small camper beside the First Apostolic Church that looks lived in. Gary noted that the owner of the church has stopped in to see if there are any rentals for this person.

8. Adjourn

M/M/S Parker/Amato to adjourn at 8:32. Vote: 5-0-0

Submitted by Cindy Dunham- Scribe.