



**Town of Wilton
Planning Board Minutes
December 21, 2023**

Members Present Michael Leclair (Chair), Michael Parker, Keith Amato, Gwen Doak, Kyle Fletcher, Ben Harnden, William McCrillis, Charlie Lavin (Alt), Jay Cummings (Alt)
Also in attendance: Maria Greeley, Town Manager; John Masse, Hwy Foreman.

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

1. Pledge of Allegiance

2. Adopt the Agenda

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

3. Review and consider adopting the minutes from the December 7, 2023 meeting.

Add Harnden to the meeting as attended.

Include Doak as recused from the public hearing discussion.

Add “when possible” to the third bullet following overhead powerlines.

Remove sentence about the reduction of the hill on Colby Miller Rd.

M/M/S Parker/Doak to adopt the minutes as amended. **Vote: 7-0-0**

4. New Business

Discussion for Shoreland Zoning permit for 109 Lake Rd, Tax map 19 Lot 037.

- A retaining wall will be constructed behind the dwelling on the roadside.
- The replanting of trees will be out of the towns right of way.
- Elevation of the dwelling has been reduced to meet the requirements.
- Town sewer connection will be placed near the foundation on the front door side.
- The lake retaining wall will be replaced in the same location as the previous wall.
- Water coming from the cemetery may be diverted with the use of water bar to prevent drainage onto the Superior’s property. Cemetery funds may be utilized for the water bar installation.
- The ground is still really soft from the recent rains and warm temperatures. Construction crew is waiting for the ground to freeze which enable them to get closer to the lake for the wall replacement.
- A dug well is in place for now, but in the future a drilled well will be placed. The dug well becomes contaminated with ground water runoff.

M/M/S Parker/Amato application is complete. Proceed to the Findings of Facts. **Vote: 7-0-0**

Discussion on changes to the Parking and Traffic Ordinance.

- Article VI under Exception changing the no parking between hours from midnight and 6 am to Ten (10) pm and seven (7) am for snow removal excluding holidays for the Weld Rd only.
- Enforcement will include a ticket and a tow.

M/M/S Parker/McCrillis to approve the hours of 10 pm to 7 am for snow removal, excluding holidays. **Vote: 6-0-1**

Discussion on changes to the Street Standards Ordinance.

- There are several roads that are closed for winter maintenance or are discontinued town roads. Hanslip, Farmer Rd, Lyle Hall Rd, Cemetery Rd and Magrath Rd.

- Magrath Rd had 2000 ft of road upgraded to town standards which the town will be responsible for all maintenance, which cost \$130,000. A new property owner would like for the town to extend the road to include his property.
- Any roads that are not up to town standards will be the responsibility of the land owner or developer to bring them up to town standards prior to the town taking over responsibility.
- All the roads mentioned should be discontinued for winter maintenance. The town will grade the roads twice per year; once in the spring and fall.
- Any changes made to this ordinance should be integrated into the Zoning Ordinance.

M/M/S Parker/Fletcher to table this discussion for further investigation. Any changes along with the addition of the street ordinance into the zoning ordinance will be proofed by the Town's attorney, and then sent to the Selectboard for review.

5. Old Business

- A model ordinance for LD2003 which was written by AVCOG was handed out to be reviewed by the planning board to make any changes before submitting to the town's attorney for review.
- Comprehensive Plan Committee – Planning board members are permitted to be on this committee; (Lavin, Parker, LeClair, McCrillis and Doak were on the 2019 committee which did not materialize due to the pandemic.)

6. Other Business

- US Solar, i.e. Tobin Flat, is selling. The racking system will change from movable to stationary. The permitting process will need to be redone once the information is received from the new owners to ensure that all the previous facts of findings will be upheld as well as ensure that the bonding and decommissioning process is complete.
- It has been noted that there are several unregistered vehicles at the old Backus Garage This is now a private residence which means that they will be held to the residential ordinance and allow only two unregistered vehicles on any given property.
- Water Transmission Line Replacement – It was noted that not all the current residents impacted by the replacement has been notified. The board would like for the CEO to check with Dirigo Engineering to see if they will redo the abutter notices.

7. Adjourn at 8:40pm

M/M/S Parker/McCrillis Vote: 7-0-0

Respectfully submitted – Cindy Dunham