



**Town of Wilton
Planning Board Minutes
April 3, 2025**

Members' Present: Mike Leclair, William McCrillis, , Ben Harnden, Kyle Fletcher, Keith Amato

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

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 03.20.2025.

M/M/S Amato/Fletcher to remove the word re-permitting for USS Maple Solar as this will be a new permit. Vote: 5-0-0

Public Hearing

M/M/S Leclair/Fletcher to open the public hearing at 7:07

Derek from USS Maple Solar opened the discussion with an overview of the site plan.

- CMP has completed their cluster study. The site has been downsized from two previous plans from a 5megawatt system down to less than 1megawatt. The site was to include 30-40 acres, it is now 7.4 acres.
- Fence posts will be pine.
- A knox box will be on site.
- A berm will be in place to help reduce the noise from the equipment.
- Spruce trees will be planted at a maximum height of 6 feet. USS Maple Solar will be responsible for the trimming of the trees and the care of the panels.
- There will not be any overnight lights.
- Hire local contractors to maintain the array.
- Will be plowed in the winter
- Are there alarms in case of fire? No alarms will sound. The array will be monitored remotely and if a loss in production is recognized they will trouble shoot.
- Breaking ground this fall. Will take 6-7 months to complete.
- CMP will turn on the array in late summer of 2026.
- This array has a 20 year lease. They will have 12 months to remove all the equipment and turn the ground back to its original state once the array is decommissioned.
- Conrad Heeschen, an abutter of the array, commented that the tree buffer is too close to the fence.

M/M/S Fletcher/Harnden to close the public hearing at 7:50. Vote: 5-0-0

M/M/S Harnden/Amato to proceed with the Site Plan Review/Notice of Decision.

Vote: 5-0-0

M/M/S Amato/Fletcher to accept Finding of Facts 1-12 complete. Vote: 5-0-0

See attached for the Site Plan Review for items 1-21.

M/M/S Amato/Fletcher to approve the site plan with conditions set forth. Vote: 5-0-0

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.

M/M/S McCrillis/Amato to accept the changes presented by the lawyer's firm. Vote: 5-0-0

6. Other Business

A solar array located at 942 Weld Rd will be coming up for review. A preliminary sketch has been provided. It appears that the fence is too close to the array to allow for vehicle traffic and the equipment infrastructure is outside the fence.

8. Adjourn

M/M/S Fletcher/Amato to adjourn at 8:20. Vote: 5-0-0

Submitted by Cindy Dunham- Scribe.