



**Town of Wilton
Planning Board Minutes
May 15, 2025**

Members' Present: Mike Leclair (chair), Michael Parker (vice chair), Keith Amato (Secretary), Kyle Fletcher, Gwen Doak, Ben Harnden, Charlie Lavin (Alt) Jay Cummings (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/Fletcher to adopt the agenda as presented: Vote: 5-0-0

3. Review Planning Board Minutes from 05.01.2025.

The Planning Board Agenda for this meeting had the incorrect date at the top of the page.

Item 6 – Future Business first bullet point...strike “with possible denial” also strike “but will have a hard time proving the hardships”.

M/M/S Parker/Fletcher to accept the minutes as amended Vote: 4-0-1

4. New Business

Discussion for car/equipment sales located at 0 US RT 2 E by John Otte & Michelle Knox.

Abutter notices were sent out. No one from the public appeared at the meeting. John and Michelle gave a brief description of their plans and answered questions from the board.

M/M/S Parker/Amato questions 1 -12 Findings of Fact are complete. Vote: 5-0-0

M/M/S Parker/Harnden to approve the Notice of Decision. (attached) Vote: 5-0-0

5. Old Business

- Sale of Joly's office fell through.
- Gary presented the board with a list of permits that have been issued.

6. Future Business

- Kinsey is looking to expand at his location.
- 3 Goodspeed is for sale. Residential use will need to be a change of use. It is a non-conforming lot. Permittable by the CEO with abutter notices.

6. Other Business

- RT 2 & 4 top of Bass Hill clear cutting. The owner is cutting to sell. No plans mentioned as of this writing.
- Question as to whether or not the lot size in Downtown Village should be decreased since the housing size has been decreased. Run this by AVCOG.

8. Adjourn

M/M/S Amato/Parker to adjourn at 8:26. Vote: 5-0-0

Submitted by Cindy Dunham- Scribe.