



**Town of Wilton
Planning Board Minutes
August 21, 2025**

Members' Present: Michael Leclair (Chair), Michael Parker (Vice-chair), William McCrillis, Gwen Doak, Ben Harnden, Kyle Fletcher; Keith Amato; Charlie Lavin (alt)

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

1. Pledge of Allegiance

2. Adopt the Agenda

M/M/S Parker/Harnden: Vote: 5-0-0

3. Review Planning Board Minutes from 8.07.25.

M/M/S Parker/Harnden to accept the minutes as presented. Vote: 5-0-0

4. Old Business

- Site Plan Review/Notice of Decision for Jordan Russell.

M/M/S Parker/McCrillis to approve the NOD with corrections. Vote: 3-0-2

5. New Business

Discussion on prohibiting residential rental units in Downtown Village

There is one rental unit that will be grandfathered located at the end of the Hardware bldg. block. A change of use will end the rental unit status of the space.

M/M/S Parker/Amato No ground floor residential rental units with entrances and or windows facing Main Street from Monument Square to Sewall Street to include both sides of Main Street, will be permitted. Vote: 5-0-0

- Add definition of Residential Rental Units.
Homes that are purchased by an investor and inhabited by tenants on a lease or other type of rental agreement.
- Change Table A2 DV Residential Unit from CEO to PB

6. Future Business

- Bridge crossing Wilson Stream still needs DEP approval.

7. Other Business

- Zoning Ordinance revisions continued.

McCrillis suggested that a sub-committee of three members be formed to be able to review the document for formatting conformity.

Sub-committee will be Ben Harnden, William McCrillis, Kyle Fletcher

8. Adjourn

M/M/S Harnden/Amato to adjourn at 8:45. Vote: 5-0-0

Submitted by Cindy Dunham- Scribe.