



**Town of Wilton
Planning Board Minutes
February 19, 2026**

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

The meeting was called to order by Chair Mike Leclair at 6:00pm.

1. Pledge of Allegiance

2. Adopt the Agenda

M/M/S Parker/Fletcher to Agenda as presented. Vote: 7-0-0

3. Planning Board Minutes from 2.5.26.

It was noted that Gwen Doaks name was omitted from the members present.

Added the comment "His translator Suz, was present to answer any questions for Mr. Zhoa as he does not understand English."

M/M/S Parker/McCrillis to accept the minutes as amended. Vote: 3-0-4

4. Public Speak on a Non-Agenda item

5. Public Hearing

M/M/S Parker/Amato to open the public hearing at 7:05. Vote: 7-0-0

Mr. Albert Kang was present to represent Mr. Zhoa as the translator. Mr. Kang is a representative of Winter Sweet in Skowhegan. Mr. Kang stated that Mr. Zhoa and his representative had called the Wilton Town Office and inquired about a permit for a medical cannabis grow operation and was informed that one was not needed. Therefore, Mr. Zhoa did not come to the town prior to starting the operation to obtain a permit. Once he learned that a permit was required, Mr. Zhoa started the permitting process.

There were two growers previously but only one is applying at this time.

Concerns from the site visit conducted on February 14, 2026, were noted as follows:

- Condensing lines coming out from the garage door draining down the driveway.
- Holding tank for septic may have collapsed.
- Electrical issues with many extension cords throughout the rooms. It was noted the transformer blew over the summer.
- Propane tanks inside used for cooking and heating.
- Where is the solid waste being disposed of?
- Are there any penalties for violations?

Mr. Kang stated that water from the condensing lines was clean water and not very much is running out at one time. He also stated that Mr. Zhoa was willing to correct any issues in order to obtain a permit. Mr. Kang also stated that a dumpster is brought on site for the disposal of solid waste when needed and removed immediately.

The board is requesting that the septic and the electrical issues be inspected by the respective qualified individuals along with the Fire Chief.

Concerns from the public are as follows:

- The vegetation around the property has turned all brown.
- Tents are in the woods during the summer.
- Concerns for drainage and erosion control.
- Concerns about protecting the lake from any residual runoff.
- Should the Ordinance be changed so that this type of operation can only be permitted in the commercial zones.
- The smell during processing is very strong and is possibly causing health issues for the neighbors.
- One individual was upset and left stating that the Planning Board will do whatever they want too anyhow.

M/M/S Amato/McCrillis to close the public hearing at 7:40. Vote: 7-0-0

M/M/S Amato/McCrillis to proceed with the Site Plan Review/Notice of Decision. Vote: 7-0-0

M/M/S Amato/Doak to deny the application based on the failed conclusions # 5, 6, 12, 17, and 18.

See attached Site Plan Review/Notice of Decision.

6. New Business

7. Old Business

Update on changes to the Town of Wilton's Ordinances.

Everyone has submitted their changes, and they have been integrated into the ordinance. A clean copy will be emailed to the board members for a final review before being presented to the Selectboard for review

USS Maple Solar LLC has requested a one-year extension for the solar farm located on Weld Rd. DEP is holding up the process concerning drainage issues. They will have to obtain a new permit after this extension if the project has not started.

M/M/S Amato/Parker to grant the one-year extension. Vote: 7-0-0

8. Future Business

9. Other Business

10. Adjourn

M/M/S Amato/Fletcher to adjourn at 8:30. Vote: 7-0-0

Submitted by Cindy Dunham - scribe