



**TOWN OF WILTON
PLANNING BOARD MEETING
APPROVED MINUTES**

DATE: April 6, 2016
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairperson Jeff Kandt, Neil Faiman, Alec MacMartin, Dawn Tuomala, Camille Pattison, Robin Lunn, Don Yonika, Kermit Williams, Sorrell Downing

Work Session

Chairperson Kandt opened the public Hearing at 7:30 PM.

Preliminary Discussion for Repurposing Sacred Heart Church – Robin Lunn

Robin Lunn introduced herself, a Baptist minister from Milford who is looking to repurpose Sacred Heart Church into a multi use facility. She currently has a signed purchase and sale and is looking to the various boards for direction and to talk through feasibility. The property ideally will have:

- Culinary training and café to include a “pay what you can day”
- Food pantry and an extension to those utilizing food pantry for education or a place to sell handcrafts
- Co-working space, 4 offices
- Community center space
- Streaming live space
- 2 unit rental property, one handicapped accessible

The board asked Ms. Lunn about parking – the number of spots and location of the spots depends on the use and since there are several “uses” being proposed, this is difficult to give a concrete answer on. Ms Lunn will apply for variance from the ZBA regarding the parking, setback requirements – Ms. Lunn was encouraged to foresee all variance needs and do one application and include them all. The board suggested to seek a professional engineer to design the plan with as much detail to be included as possible. Ms. Tuomala proposed exploring the option of porous blacktop to allow for drainage as the property sits on a slope.

Ms. Lunn and Mr. Yonika departed at 8:30 PM

Minutes 3-16-16

A MOTION was made by Mr. MacMartin and SECONDED by Ms. Tuomala to approve the Minutes from 3-16-16 as submitted.

Voting: 4 ayes. Mr. Williams abstained. Motion carried. Ms. Tuomala voting for Matt Fish.

Lot Numbering

Todd Haywood, the town assessor, asked if we could consider keeping the name of the “mother” lot the same when subdividing. The Board wants to ensure that a new lot number is given to each lot, even if this means losing the parent lot number. The reason for this is that by maintaining the parent lot you may lose the details of the parent lot with subsequent subdivisions

The Planning Board wants to continue to use this system:

Parent Lot F-2 becomes:

F-2-1 and F-2-2

If lot F-2-1 is further subdivided it would become:

F-2-1-1 and F-2-1-2

The issue was raised about whether or not Vision could support this numbering structure in the database. The GIS can support a string of up to 15 characters.

Ms. Pattison will communicate the Lot numbering decision to Mr. Haywood.

Ms Pattison will communicate to Fieldstone regarding PB-SD04-0915 – Zuber lot numbering error, where the two proposed new lots are H-83-4 and H-83-5 but Mr. Haywood pointed out that H-83-5 already exists .

Our proposed solution is for a new plan, with revised numbers, to be submitted for approval by the Planning Board. Once the Board has voted to approve the plan, with the newly numbered lots, the Town will pay the fee and file it at the Registry of Deeds. The Board has proposed the following lot numbers to be used: H-83-1-1; H-83-1-2; H-83-1-3

Master Plan

Ms. Pattison circulated the Draft Natural Resource Chapter. Items to be addressed:

- Vision, page 1
- Water Supply Lands, Till Aquifers, page 10 – question of addressing setback requirements
- Water Supply Lands, Wellhead protection, page 11 – should this be included in the section?
- Should the following be included in the recommendation?
 - Agriculture
 - Wildlife
 - Endangered Species
 - Visual Resources

- Should the Excavation Section be included? Page 27

Final edits were made to the Town Facilities and Services Chapter, still waiting for input from Fire Department.

SB 146 Accessory Dwelling Units

Ms. Pattison circulated information regarding the requirements for local regulation of accessory dwelling units. This law will go into effect on June 1, 2017 and the Planning Board will need to update the ordinance to comply. Mr. Faiman will create a draft update.

A MOTION was made by Mr. MacMartin and SECONDED by M. Faiman to adjourn the meeting.

Voting: 5 ayes. Motion carried.

Chairperson Kandt declared the meeting adjourned at 9:50 PM.

Respectfully Submitted,
Sorrell Downing
Secretary