

TOWN OF WELD
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Planning Board Minutes August 2025

Meeting was called to order at 6pm

Conflict of interest: New Business #4/ Robert & Nancy Dionne; Naomi Doughty

Attending: Planning Board: Barbi Castonguay, Carol Conant, Naomi Doughty Ernestine
Hutchinson, CEO- Mike Stephenson, absent: Stan Wilcox

New Business

1 – Mike Steeves / Dummer's Beach – Map 24 Lot 7 – Site E6 – Proposed adding posts and a metal roof to cover existing 10' x 30' deck. Drawing attached to LUP. Discussion of area. Requested pictures before and after, Carol motion to approve, Barbi seconded, all in favor.

2 – Clay Tranten / Dummer's Beach – Map 24 Lot 7 – Site EL11 – As described on the application, Proposal to add 9 – 10 foot lean to to cover their camper and adding 3 foot in width of the deck. Drawing attached to LUP , Ernestine motion to approve, Barbi seconded, all in favor.

3 – Ethan Child / Dummer's Beach – Map 24 Lot 7 – Site 5 Cedar Lane – Proposal to add a 12' x 34 foot porch or deck to cover camper. Drawing attached to LUP. Discussion of location determined it is 320 feet from shore. Barbi motion to approve, Carol seconded, all in favor.

4 – Robert & Nancy Dionne – Map 7 Lot 28 - 330 Center Hill Rd. – Proposal to build a 12' x 20' Garden Shed = 240 Square Feet. The lot size is .52 Acres current square footage of structures on site 1,660. Discussion: proposed location on site is 15ft from stone walls. Carol motion to approve, Barbi seconded, all in favor.

5 – Juliette Sengelmann – Map 3 Lot 61 – 395 Dixfield Rd. – Proposed New 3 BR seasonal cabin 28' x 42' with 12' x 16' screen porch and 8' x 12' back porch totaling 1,464 Square foot. Total square footage of current structures on site 2,568. On 20 acres. See attached to LUP. Barbi motion to approve, Carol seconded, all in favor.

6 – Brent Dobson – Map 8 Lot 2 – 216 Temple Rd. – Proposed 12' x 36' Pre- Built shed = 432 square feet. Lot size 23 acres with 1,668 Square footage of structure on site. Carol motion to approve, Barbi seconded, all in favor.

7 – Dummer's Beach CG – Map 24 Lot 7 – Site #2 & 4 – Proposed Rebuild of Bath house and Laundry facility. Drawings show several project overviews with dimensions two separate structures. There is a Maine State HHE-211 Form attached for Drinking water and or Waste

water system. The form has not been signed by a Licensed Plumbing Inspector LPI. There is no information on the Map and Lot showing the location and or the distance from the High Water Mark HWM. Discussion, tabled pending plumber's approval of using existing septic.

8 – Victoria Dickson – Map 3 Lot 1 – 431 Dixfield Rd. – Proposed Seasonal Guest House 440 Square Feet Drawings attached. Lot size 6.75 Acres with 4,058 Square Feet of Structures. Several drawings attached to LUP. Discussion: adding shed to square footage 10'x 12'. Barbi motion to approve, Carol seconded, all in favor.

9 – Jamie Fenderson – Center Hill Rd. – Map 11 Lot 53 – Land Use Application is filing for a subdivision developed into 4 lots. Currently there is now plumbing or wastewater system design. Discussion: Debra Jean McKinny is no longer an abutter.... Requested map change. Application tabled as it was presented to the Planning Board without being complete. Applicant will be notified to complete Article 20.

Old Business

1 – Destiny Nagle – Brown Neighborhood – Map 12 Lot 21-C – Destiny has amended her plans for building. In lieu of a 14' x 52' structure she would like to build a 13'4" x 40' structure. New updated plans attached.

2 – Steve Kutscher – Map 21 Lot 3 – 11 Winter Lane – The original proposed building plan was to add 184 Square Feet to the Southwest corner of the existing camp. The Town of Weld has received now two letters of concern with this proposed project. They are both very concerned that the 15' side setback would be in clear violation of the ordinances we in place. I have reached out to the state for some guidance. They suggested we contact our town attorney. Email from the state attached to original LUP. Discussion: Article 13.2 Application denied. Ernestine motion to approve, Barbi seconded, all in favor.

Carol made a motion to adjourn, seconded by Ernestine, all in favor.

Respectfully Submitted,

Carol Conant
Secretary
Planning Board
Town of Weld