

TOWN OF WELD
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Planning Board Minutes July 9, 2025

- Naomi called the meeting to order at 6:00 pm
- Attendance: Planning Board: Naomi Dohety, Ernestine Hutchinson, Stan Wilcox, Carol Conant; Absent: Barbi Castonguay. Code Enforcement Office: Mike Stephanson
- No Conflict of interest.
- Ernestine made a motion to accept the minutes of June 11th meeting, Stan seconded, all in favor.

New Business

1 – Neil Wade – Map 8 Lot 9 – 727 Center Hill Rd. – Proposed 12' x 16' = 192 square feet porch.

LUP application is not complete. Information missing – Names of abutting landowners distance from each abutting properties and percentage. Percentage of lot to be occupied by all existing and proposed structures. I have called Mr. Wade to inform him of this. Discussion of information that came in to complete the application. Carol made motion to approve, Stan seconded, all in favor.

Old Business

1 – Destiny Nagle – Map 12 Lot 21-C – 52 Brown Neighborhood Rd. – This LUP was tabled from last month due to missing information. The new information is now on file and will be presented to this month's PB meeting.

Attached is the agenda from June 2025 PB meeting for reference. Tabled for next months meeting, still pending information.

2 – Diamond Communications – Map 7 Lot 65 – 191 Phillips Rd. – Original LUP was tabled from June 11, 2025 due to missing information. We now have details and the additional info to revisit the application. Discussion of the site not putting a generator in with footing. Carol made motion to approve, Stan seconded, all in favor.

3 – Scott Beaulieu – Map 12 Lot 37-3 – 76 Brookwood Dr. – Proposed construction for one 26' x 40' chalet style single family home. This original LUP was tabled due to additional info required. Now complete. Septic, plumbing on file. Stan made motion approve, Ernestine seconded, all in favor.

4 – Scott Beaulieu – Map 12 Lot 37-8 – 76 Brookwood Dr. – Proposed construction for one 4 bedroom 26' x 38' Chalet style single family home. This original LUP was tabled due to additional info required. Now complete. Stan made motion approve, Ernestine seconded, all in favor.

5 – Steven Kutscher – Map 21 Lot 3 – 11 Winter Lane – Proposed expansion of camp (see original agenda with details) As of this date I have no new information to share other than the abutting camp owner has expressed their concern with the proposed expansion as it would encroach too close to their lot. (see attached documents / letter) Tabled. LUP Mike taking measurements and reviewing assessment card.

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

Respectfully submitted,

Carol Conant
Planning Board Secretary