

TOWN OF WELD

23 MILL STREET

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Planning Board September 11, 2025 minutes

Meeting was called to order at 6:05pm

Attending: PB members: Ernestine Hutchinson, Stan Wilcox, Carol Conant, CEO- Mike Stephenson

Absent: Barbi Castonguay, Naomi Doughty

Conflict of Interest: none

New Business.

1 – AT&T (Allison Conwell – Agent) Map 7 Lot 65 – 750 W. Center St. W. Bridgewater, MA 02379. Project proposal to replace 3 antennas and adding 3 additional antennas. Discussion of the change updates the service primarily for the First Responder Network.

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

2 – Jill Kaiserman & Calvin Cizek – Map 20 Lot 24 Cabin # 4 – Proposed addition to cabin towards lake. The current cabin as per the applicant is approx. 140 feet from the HWM. Going back to 2000 this cabin was expanded by 442 sq. ft. and no mention of the 30% rule on the application. Current application is proposing another 156 sq. ft. Original application dated March 5, 2000. Discussion of the current application and review of an older application and permit. Discrepancies of measurements from high water mark in this ‘limited residential’ zone. Assessment card reviewed. *Ernestine made motion to accept the application pending the visit to the site by the CEO for current measurements from the existing structure to the HWM. File will be updated. Seconded by Stan all in favor.*

3 – Dirk Walker – Map 12 Lot 24 – Original application dated February 20, 2025 was approved for one residential home. The new application dated August 28, 2025 (amended) for a proposed 15' x 70 detached garage / workshop / shed. Discussion, review of application. *Carol made motion to accept, seconded by Stan, all in favor.*

4 – Dummer's Beach CG – Map 24 Lot 7 – Proposed 20' x 37' bath house and laundry facility. The application dated August 3, 2025 was approved pending a wastewater system to be inspected. The letter from Maine State Licensed Site Evaluator #SE-00389 was reviewed by the board. The Letter says in short: "As long as the total number of camp sites the facility is serving has not increased..." Casey representing Dummer's Beach added that Dummer's is licensed for 200 camp sites and gave us the locations of both bath houses and leach fields. *Carol made motion to accept, Ernestine seconded, all in favor.*

Old Business

1 – Jamie Fenderson – Map 11 Lot 53 – 1194 Center Hill Rd. – The application dated August 7, 2025 was incomplete and was tabled for the September Planning Board meeting. Mr. Fenderson was informed by letter as to what information was omitted from the application. Copies of the ordinances were attached. Mr Fenderson brought paperwork to the meeting that was required to accompany the application, regarding Article 20: subdivision. Abutter's name change to the south side of the property from McKinney to _____. Abutter's lot numbers required (20.1.3) will be found within Book and Page numbers of registry of deeds, as indicated on the certified map made available with the application. *Ernestine made motion to approve, Carol seconded, all in favor.*

2 – Steve & Kelly Kutscher – Map 21 Lot 3 – 11 Winter Lane – Communication / Letter from the Kutschers addressed to the CEO and Planning Board Members was presented and read by the Planning Board. *Stan made a motion to accept the letter, seconded by Carol, all in favor.*

Respectfully submitted,

Carol Conant

Secretary

