

**Town of Weld Planning Board
July 13, 2022**

- Chairman Naomi Doughty called the meeting to order.
- Members present: Naomi Doughty, Ernestine Hutchinson, Stan Wilcox, Nancy Stowell, CEO Mike Stephenson
- Conflict of interest: None
- Approval of minutes: Ernestine made a motion to accept the minutes of the May meeting as presented. Naomi seconded. All were in favor.

Old Business

- Received drawings and plans from Kate Vining of her project, as this was not included in June's PB meeting. I mailed her permit with an approval letter.
- Ted Theriault's LUP app received.
- Mailed letter to the Miller's informing them of their 'After the Fact' violation in regard to the greenhouse they constructed w/o an application. No written response received yet. It was noted on the letter that we would waive the after the fact fee and they would need to file a LUP app with the required standard fee.
- Mailed letter to Michael Conant on Westside Rd. to inform him about the camper on his lot with no registration or excise tax and or LUP app. He has since registered the camper and paid the tax.
- 45 Williams Way Map 20 Lot 7 – Sent LUP app to build an 8' X 10' shed, being so close to the 100' mark (my measurements) I sent them a letter with approval and informed them of the 30% Rule. It was difficult to determine where the high-water mark was. They only had approx. 120' from the high-water mark to the road. Letter was sent to have on file.

New Business

- Barbara Jones – Map 27 Lot 34 – 27 Cottage Lane - This LUP app is being resubmitted from May 7, 2019. As this project was never completed, they would like to revisit and complete these plans. Replace 2 existing sheds with one 12' X 16'. The original & current fee has been paid (\$25). Ernestine made a motion to renew the Jones permit. Stan seconded. All approved.
- Water's Edge Land Development, LLC – Ted Theriault – Map 12 Lot 21 New 24 X 32 Single Family Home, single story 2-bedroom 1 bath. This lot has yet to receive it's 911#. Stan made a motion to approve the application. Ernestine seconded. All in favor of the motion.
- Blue Vue Enterprise – Nancy Crosby – Map 6 Lot 13 586 West Side Rd. – New 12' X 32' Greenhouse to grow & care of plants.

Naomi made a motion to approve the permit application for Blue Vue.

Ernestine seconded. All in favor of the motion.

- Stopover Vacations – Elizabeth Boyle – Map 6 Lot 14 – 51 Swett Brk. Lane – New 33' X 50' 2 car garage with bedroom & bathroom with full kitchen. As contractor, Doug Voter was present at the meeting to answer any questions. Since this site is well away from any brook or the lake, approval falls under the Building Ordinance.

Ernestine made a motion to approve the Jones application. Stan seconded. All were in favor.

- Sound Knowledge, LLC – L. Bradford & Amy Lareau Map 12 Lot 17
121 Brown Neighborhood Rd.
New 38" X 44' single family home 1 – 3 bedrooms.

The lot is 17 acres with a new road constructed through it. The septic has been completed, the Burns Well Drilling will be coming shortly, and CMP is setting up poles for service. The foundation will be poured this fall. A shed was delivered on the site before the PB approved their plans. An after-the-fact fee of \$250 has been paid.

Naomi made a motion to approve the application pending the LPI. Ernestine seconded. All in favor.

- Michael Conant – Map 11 Lot 10 – 47 West Side Rd.
New 32' X 32' garage with Loft above. (Possible Living space in the future) will need LUP app. at that time. Michael is currently living in a camper on the property for which he has already paid excise tax.

Stan made a motion to approve the Conant application for a garage with a loft with the understanding that the structure will not be used as a residence. Ernestine seconded. All in favor.

- Travis Thibeault – Map 32 Lot 25 – 133 Snowman Brook Ln.
New 8' X 14' Shed (no measurements from lake) although is appears in the picture to be over the 100' mark.

This new shed would be placed alongside of an existing shed. There was no distance from the lake indicated on the plan. The CEO will measure the distance from the lake and the percentage of buildings already on the lot on Thursday.

Stan made a motion to table the application until additional information is provided. Ernestine seconded. All voted to table the application.

- Michael & Barbara Stephenson – Map 11 Lot 46
addition to current deck plans 12' X 23' & 6' X 8' to be built in back of the house off the kitchen for a total of 324 Square Feet

Stan made a motion to approve the Stephenson application. Ernestine seconded. All in favor.

- Ethan & Lisa Miller – Map 3 Lot 37
168 School St. – 14' X 32' Poly Greenhouse was built w/o a permit a letter was sent.

It has been established by past applications that greenhouses require a permit, even though the structure is "not permanent." The same applies to trailers/containers moved onto a lot for storage. The Millers completed an application and paid the fee. Stan made a motion to approve the Miller's application and requested that they notify the town if the structure is taken down. Ernestine seconded. All in favor of the motion.

Naomi made a motion to adjourn the meeting. Stan seconded. All in favor.

Respectfully Submitted,


Nancy Stowell, Secretary