

I. Call to Order/Introductions

James called the meeting to order at 7:00 pm

Board Members present:

Jonathan James
Steve Aiken
John Columbus
Richard Gerken
Daniel Whitney
Ann Butler
Andrea Harper

Staff Present:

Angela LaBrecque, Sr. Planner and Jade Hartsgrove, P&D Admin Ast.

II. Review/Approval of Minutes

Nedeau moved, Whitney seconded the motion to approve July 28, 2026, meeting minutes as presented.

Voted: 5-0-2, motion carried.

III. Correspondence/Public Comments

There was no correspondence or public comment.

IV. Town Planner Comments

Planner LaBrecque thanked the Board members for attending, noting that there were no applications on the agenda. She informed the Board that two applications have already been submitted for next month's meeting.

Planner LaBrecque reviewed several potential zoning amendments in preparation for the upcoming amendment season and noted that workshops will begin in the fall.

Accessory Apartments:

One potential amendment would address the calculation of allowable accessory apartment (ADU) size. The Board had discussed this amendment during the previous zoning amendment cycle, but it was not included. The proposed change would calculate the ADU as 50% of the primary dwelling's living area. The current regulation allows 40%, but the calculation includes the combined square footage of the ADU and single-family dwelling. The proposed 50% calculation would provide a more straightforward method.

Shoreline District:

Planner LaBrecque discussed the current 65-foot shoreline setback in the Town's zoning regulations compared to the 50-foot setback established by NHDES. Planner LaBrecque stated that the Zoning Board of Adjustment (ZBA), as well as other residents, have raised concerns that the larger setback can make development more difficult and suggested that aligning with the state regulation may be beneficial.

The Conservation Commission has questioned whether the setback should be reduced due to the importance of protecting shoreline water quality. There was discussion last year about potentially adding additional protection if the setback were reduced. Discussions regarding this potential amendment are ongoing.

Central Business District Density:

The Board also discussed the possibility of removing the density limitation in the Central Business District. Existing regulations regarding building height, lot coverage, setbacks, and parking would continue to serve as limiting factors. The concept would be to allow the maximum density that could be accommodated while meeting all other applicable regulations and requirements.

Planner LaBrecque noted that supporting documentation has been prepared by Stephanie, who will be involved in the discussion as she staffs both the Conservation Commission and ZBA, which meet monthly.

Community Plan Implementation Committee

Planner LaBrecque provided an update on the Community Plan Implementation Committee. She stated that the committee has been meeting monthly and working with the Town's department heads. Planner LaBrecque provided an updated implementation matrix for Board members to review.

The committee is nearing completion of the matrix, which will be posted on the Town's website once finalized.

Planner LaBrecque stated that this concluded her update for the evening and asked whether the Board had any questions.

Steve Aiken asked when discussions regarding the potential zoning amendments would take place. Planner LaBrecque responded that a workshop will be scheduled, and the appropriate boards, committees, and commissions will be invited to participate.

Ann Butler -- inaudible.

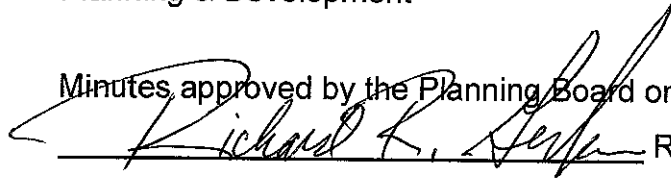
V. Signatures & Adjourn

August 25, 2026

James adjourned the meeting at 7:09

Respectfully submitted by Jade Hartsgrove,
Planning & Development

Minutes approved by the Planning Board on 22 SEPTEMBER 2026 by

A handwritten signature in cursive script, appearing to read "Richard R. Gerken", written over a horizontal line.

Richard R. Gerken, Secretary