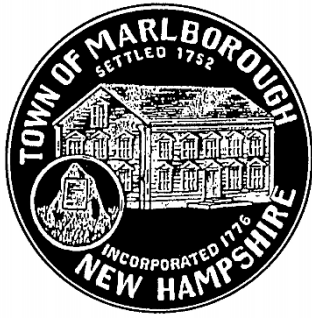




TOWN OF MARLBOROUGH LAND USE BOARDS

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Planning Board Minutes July 15th, 2026

Attending from the Planning Board: David Weller, Acting Chair, Kim Wilcox, Jane Pitt, and Bob Hill.

David Weller, Acting Chair, called the meeting to order at 6:00p.m and stated the meeting minutes and public notices were posted appropriately.

David Weller motioned to approve the June 17th Planning Board meeting minutes; Kayla, Clerk, mentioned that Casper Bemis has an amendment on line 32. Jane agreed to the amendment; David seconded the motion. June 17th meeting minutes approved with the amended line 32 change.

Public Hearing

Len Weldon Canada St. Marlborough NH & Jon Buschbaum Surveyor appeared before the Planning Board for the application submitted for a boundary line adjustment Tax Map 11 Lot# 20. Len's property is on Canada St and Knowlton St. in Marlborough and contains a barn. His plan is to adjust the boundary by gaining 13ft to make a cleaner deed. The surveyor presented a site plan, and the Planning Board did not have any questions about the plans. The Planning Board accepted the application. The motion was made to approve the application Jane agreed, and David seconded. The mylar was left with the planning board for the clerk and chair to sign. The surveyor will send a PDF of the site plan via email.

Phillip & Ellen LaClaire, 131 Old Dublin Rd. Marlborough NH being represented by Russ Huntley – Huntley Survey & Design PLLC appeared before the planning board for the application submitted for a two-lot subdivision Tax Map 8 Lot #24. There are 24 acres in total and it will be split for Lot A on left to have 12.02 acres with 812ft of frontage, and Lot B 12.06 acres with 872ft of frontage. The surveyor stated that the test pit for septic was fine. The Planning Board accepted the application and did not have any questions. The motion was made to approve the application Jane agreed, and Kim seconded. The surveyor will bring the mylar for the clerk and chair to sign and will email and PDF of the site plan.

00 Forest Dr. no one from the public was present to discuss the follow up around the lot. The Planning Board discussed that it would take a lot of research to see whether the lot that is being sold is grandfathered before the zoning changes. It is a private issue of the broker possibly making a misrepresentation of it being a buildable lot. It becomes a town issue when someone comes in for a building permit.

41 **Gina Paight & Wade Paight of 80 Health Rd and Zach Paight of 48 Bush St. Marlborough**
42 **NH** appeared before the Planning Board for a consolation for a subdivision. Gina is working
43 with Lawrence surveyor and presented a site plan of her proposal. The property Tax Map 1 Lot #
44 41 would be subdivided and would leave it having 11.68 acres and the new “Lot A” would have
45 12 acres. The Planning Board reviewed that both lots would have plenty of frontage. On the new
46 “Lot A” Gina plans to do a boundary line adjustment to extend the property line to make the lot
47 go to the road. The Planning Board did not see any issues with this. Gina reviewed that the
48 application would need to be in by July 20th to make the August 19th meeting.

49
50 **Sam Keezell 60 Richardson Rd. Marlborough NH** appeared before the Planning Board for a
51 consultation on his revised site plans of a SE for a campground. David stated that the board went
52 through his proposal and commended him for his work. It contained his mission statement, lot
53 sizes, and plans for parking. It was advised that his next step be to work with legal help such as
54 an attorney to apply for a SE. The PB reviewed having a discussion with abutters about the new
55 proposal for a campground, and Sam believes it should be fine. He knows they will have
56 questions but as of now has not talked about the campground idea to them. Sam asked if this
57 plan does not work if he can use the existing cabins for farm help and how to go about that.
58 Sarah from SWRPC mentioned that there are special rules for farmland and that the building
59 inspector would have to approve occupancy. It was advised that he look into the Cheshire
60 County Conservation District for guidance. Bob stated that the Planning Board can’t endorse the
61 plans and reinforced the idea that a SE is hard to apply for.

62
63 **Sarah Bollinger of the Southwest Region Planning Commission** attended the Planning Board
64 meeting to follow up for the consultation on the home-based childcare zoning laws. She
65 presented the PB with the proposed zoning ordinance changes that could be incorporated to bring
66 the ordinance into compliance. The PB agreed with the changes she suggested such as revisions
67 to section 2 definitions, section 6.4 table of uses, and adoption of a new subsection within section
68 9 special provisions. Sarah was going to look into how DHHS can manage the traffic and safety
69 concerns the board presented with parking, traffic, and safe loops within rural areas and
70 neighborhoods. Sarah will pass along draft warrant language for the board and attend the two
71 public hearings for the amendments that are being held in January. The board asked whether she
72 would be able to help with the town’s entire Zoning Ordinance. Sarah is booked this year but
73 could possibly help next year and she reviewed what action items the board would be looking for
74 first whether it is internal conflicts, statutory compliance, recommendations, or specific issues.
75 The PB discussed that there is a budget for this work and they will look further at this.

76 77 78 **Deliberation:**

79 Kayla, Clerk, stated that the town administrator wanted the boards to review applicants being
80 told to file deeds that conform to the new lot boundaries. This was also sent out in an email for
81 the boards to review with a link from NH municipal association about lot line adjustment
82 guidance. Jane also discussed the issue that was brought to her attention about applicants
83 recording their own plans. She mentioned that the board will continue this discussion at the next
84 meeting.

85
86 Meeting adjourned at 7:42p.m

