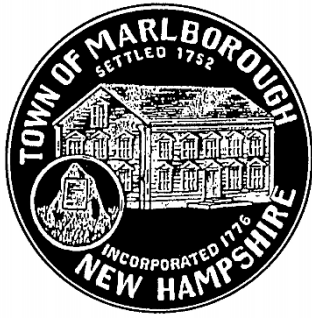




TOWN OF MARLBOROUGH LAND USE BOARDS

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Planning Board Minutes June 17th, 2026

Attending from the Planning Board: Casper Bemis, Chair, Kim Wilcox, David Weller, and Bob Hill.

Casper Bemis, Chair, called the meeting to order at 6:00p.m and stated the meeting minutes were posted appropriately.

Casper Bemis motioned to approve the May 20th Planning Board meeting minutes; David accepted, and Kim seconded. May's minutes approved.

Residents of Forest Dr. in Marlborough NH including Nathaniel & Sarah Harris, Christopher French, Cliff LaSalle, and Tara & Keven Stowell appeared before the Planning Board with a concern about a new lot for sale, posted on 6/15/2026 at the end of the cul-de-sac. The lot is advertised as a buildable 1.5-acre parcel, and abutters expressed concerns about minimum lot area requirements, setback requirements, and the potential impact on the privacy and security of surrounding properties. The lot is listed as 00 Forest Dr., but its lot number is currently unknown and possibly zoned as R3 or R4. As of 6/16/2026, the listing was reported as pending. Abutting neighbors asked whether the lot is in fact buildable and if it is nonconforming. The Planning Board will review the lot and discuss it at its next meeting on July 15th, 2026.

Aaron Kenny 661 Marlboro Rd. Keene & Austin Belcik 599 Main St. Keene appeared before the Planning Board as a recommendation from the Selectboard. They plan to bring an ice cream truck and food vendors into the parking lot next to the Homestead Thrift Shop located at 221 Main St. in Marlborough. They plan to rent the space from the owners of the New World gas station, who are willing to work with them on the proposal. They have also spoken with the thrift store owners, who support the plan. They intend to sell food that would not conflict with Doug's Dog food truck, which is already on site. They also plan to establish a community seating area for patrons. The area is zoned C-1 which is a permitted use for restaurants and other eating places (not including drive-throughs) which it would not have. There is a concern to be the small building on a piece of the property that the former renter said he owned and that was on separate lot/parcel that he was still renting. The Planning Board suggested to avoid any confusion a surveyor should be hired, which they will discuss. The Planning Board gave an ok to move forward with permitting, inspections, and getting electric hooked up.

Len Weldon Canada St. Marlborough NH & Jon Buschbaum Surveyor appeared before the Planning Board for a preliminary consultation before submitting an application to the ZBA for a boundary line adjustment. Len's property contains a barn and is Tax Map 11 Lot 20. His plan is

to adjust the boundary by gaining 13ft to make a cleaner deed. He has talked to the abutters who are in agreement of the adjustment. The planning board did not see any concerns. Jon was told in order to make the next meeting July 15th, 2026 they would need to get the application in by June 22nd 2026.

James Duncan 162 Main St. Marlborough NH appeared before the Planning Board to discuss opening a home-based chiropractic office on his property. He plans to live on the second floor, while his wife, a licensed chiropractor, would operate the business on the first floor two days per week. The residence is zoned as C1 where homebased clinic health services are permitted. The Planning Board did not have any concerns. They did suggest that she connect with her current place of employment to look into registering the business and possible DHHS guidelines.

Sam Keezell 60 Richardson Rd. Marlborough NH appeared before the Planning Board for a consultation on his revised site plans. He brought with him an 8 pg. document giving an overview of his proposed idea of a campground and an updated site plan. The Planning Board agreed that in order to best support him, that he leave the materials for them to look over and review. The Planning Board will get back him during the next meeting July 15th, 2026.

Sarah Bollinger of the Southwest Region Planning Commission attended the Planning Board meeting to follow up for the consultation on the home-based childcare zoning laws. She had presented the board with a background of the HB 1567 that amended RSA 674:16 in 2024. An overview of our current Zoning Ordinance structure and three options to amend it to be in compliance with the statute. The Planning Board agreed that the preferred amendment would be to add a new subsection within section 9 in the Ordinance. The require use table would also need to be amended to separate family group day care from group childcare centers. There is also a new law that could be passed that the Boards should be aware of, HB 1195 is expected to create RSA 674:81 to address childcare centers. This would require municipalities to allow childcare centers by right on commercially zoned land as long as DHHS licensing requirements are met. Site plan review may still apply if the capacity exceeds 30 children. Sarah stated that this could be amended under the Zoning Ordinance 9.2.0 as part of section C. The Planning Board did confirm in order for these changes to be in the Zoning Ordinance they would have to go through the process of a public hearing and be voted on during the town meeting in March. Sarah will further review the amendment option selected by the Planning Board and prepare a document outlining action items and recommendations for the July 15th meeting. In the meantime, the Planning Board will continue reviewing the current Zoning Ordinance and email Sarah directly with any suggestions.

Deliberation:

Kayla, Clerk, stated that the Town of Marlborough Stormwater application is available for review. The 2026 Zoning Ordinance should be ready to be published after a final review of the table to contents.

Meeting adjourned at 7:25p.m

Kayla Wainio, Land Use Board Clerk