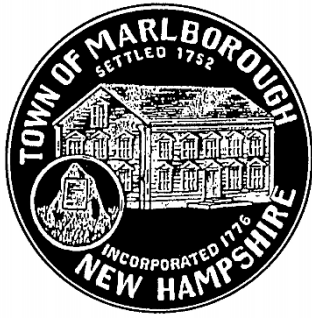




TOWN OF MARLBOROUGH LAND USE BOARDS

Post Office Box 487

Marlborough, New Hampshire 03455-0487

Telephone (603) 876-3751

e-mail: landuseboards@marlboroughnh.gov

website <https://www.marlboroughnh.gov/>

Planning Board Minutes August 19th, 2026

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

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

Casper Bemis, Chair, had Kim Wilcox motioned to approve the July 15th Planning Board meeting minutes. David seconded the motion, July meeting minutes approved.

Public Hearing

Gina Paight & Wade Paight of 80 Health Rd. Marlborough NH appeared before the Planning Board for a public hearing for their application for a subdivision and property line adjustment. Lawrence Surveyor presented a site plan for their proposal that the Planning Board reviewed along with the application. Casper, Chair, discussed with the Board whether a subdivision and boundary line adjustment for the same property could be approved at the same time. The Board decided that this can be done in one meeting and application, as the application was checked off for both. Casper motioned to accept the application, David seconded. Application was approved by the Planning Board. Gina wants to subdivide her property in half so that her son can build a house. Tax Map 1 Lot # 41 would be subdivided and would leave it having 11.68 acres and the new Tax Map 1 Lot # 41-1 will have 12 acres. The boundary line adjustment is to extend the property line to Health Rd. The Planning Board did not have any questions and Casper motioned to approve the application. David accepted and Kim seconded the motion. Paight application was approved.

Sam Keezell 60 Richardson Rd. Marlborough NH appeared before the Planning Board for a consultation after speaking to an attorney. The attorney proposed that Keezell start with completing the ZBA application for only phase 1 instead of his full vision. The Planning Board agreed that he would be able to do this. Phase 1 according to his site plan appears to be building the bathhouse and two campsite/ yurt platforms. Casper did clarify that he would have to develop his in phases as well. Bob questioned whether he would be ok if the first phase got approved and if the second phase did not. Keezell stated he would be ok with that. The Board discussed it would be easier for the ZBA and him to have a clearer for more focused vision on what he is proposing if he focused on his phase 1.

41 **Deliberation:**

42
43 Casper, Chair, reviewed the final language for child care zoning from Sarah Bollinger of the
44 Southwest Region Planning Commission dated July 22nd 2026. He questioned whether the three
45 zoning amendments could be put into one amendment on one ballot. Casper is going to follow up
46 with Sarah about this via email. At this time Sarah has responded back that it is possible (and
47 desirable) to address all three zoning changes as one amendment.

48
49 David continued the discussion about reviewing with applicants about filing deeds that conform
50 to new lot boundaries. He has put a disclaimer at the bottom of the revised PB & ZBA
51 application (that is not yet published) that applicants should seek legal advice on this matter. The
52 PB agreed that this is the suggested way to address this issue since they do not provide legal
53 advice. David reported that he also mentioned he ran this by Jane who also approved the
54 disclaimer. The PB also reviewed the recording process for the clerk. It was decided that the
55 clerk be the one to record the plans, so they cannot be altered.

56
57 Bob stated that he will not be present at the next PB meeting on September 16th 2026.

58
59 Meeting adjourned at 6:40p.m

60 Kayla Wainio, Land Use Board Clerk