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Planning Board & ZBA Minutes
April 15th, 2026

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

Attending from the ZBA: Carol MacKinnon, Chair, Glenn Parker, and Andy Harris.

Casper Bemis, Chair, called the meeting to order at 5:59p.m and stated the meeting minutes and the notice of the public hearing were posted appropriately.

Casper Bemis motioned to approve March 18th meeting minutes; Bob accepted, and Kim seconded. March minutes approved.

Casper turned the meeting over to the ZBA.

Carol MacKinnon, Chair, opened the ZBA public hearing at 6:00p.m

Carol motioned to approve December 17th, 2025, meeting minutes; Glenn accepted, Andy seconded.

Public Hearing:

Wendy Pelletier from Cardinal Surveying & Land Planning representing David Wisell & Barbara Weafer & WBW Properties, LLC of 148 Main St. (Map 13 Lot 78) & 150 Main St. (Map 13 Lot 80) Marlborough NH, 03455 appeared before the ZBA for a Variance. Wendy proposed to adjust the boundary line between the two lots which do not meet the zoning minimum for land area and frontage. The adjustment would take place between the side yard by both lots. 150 Main St. would go from 67ft of frontage to 90 ft of frontage by adding 23 ft from 148 Main St. This would have 148 Main St. at 68ft on frontage and both lots would be non-confirming. The current lot line is also 1.3' from the 150 Main st. house which impacts the porch and the stairs being 4 ft. over the line. The owners are requesting the boundary line adjustment to remove the cloud off their property on 148 Main st. and to give them more room on their land. If 148 Main St. were to be sold, they would like to have privacy on their porch which they would not be able to do without the boundary line adjustment. The ZBA clarified that nothing is intended to be built in between the two properties except maybe a fence in the future.
Carol motioned to accept the application for a variance; Glenn accepted, Andy seconded.
Carol stated to the applicants that there are only 3 members of the ZBA present, which means they would all have to agree on the decision as they need 3 votes, Wendy and David agreed to continue.

The following five requirements for granting a Variance were read through and voted for approval unanimously amongst ZBA board members: the variance will not be contrary to the public interest, the spirit of the ordinance is observed, substantial justice is done, the values of surrounding properties are not diminished, and literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

Carol motioned to approve the application for a Variance; Glenn approved, and Andy seconded.

Carol turned the hearing back to the Planning board for the boundary line adjustment.

Casper motioned to accept the boundary line adjustment application for 148 & 150 Main St. Marlborough NH, 03455 Jane accepted, Kim seconded.

Casper motioned to approve the application for the boundary line adjustment; Jane accepted, Kim seconded.

The public hearing was turned back over to the ZBA

Carol motioned to close the public hearing at 6:15pm Glenn accepted, and Andy seconded.

Casper Bemis, Chair, reconvened the planning board meeting.

Eric Laclair 270 Main St. Marlborough NH, 03455 appeared before the planning board for a consultation. Ann Connor from Unicron Property Management was also in participation for assistance. Eric would like to tear down his current housing structure and put a 5 unit multifamily residence in the same footprint. It is a two-family residence now, but the second unit hasn't been used for an additional family since the 70s, but it was in use by Eric. Eric did live in the home until December of 2025. He reported the current structure is 2.5 stories and he would like to bring it up to 3 stories. His family would live in the downstairs area and rent out the other 4 units. The building is currently in the commercial district zoning where multifamily dwellings are not permitted, which would be cause for a Variance. He stated the property is on 3 quarters of an acre. He also mentioned extending the garage that is on the property 10ft to where the original stone foundation is. Jane stated that this might require a separate application and something to investigate further. The reasoning for the multifamily dwelling is for economic matters to help offset the cost. Jane asked about abutters which there are a few homes but mostly commercial properties. Eric did inquire about tearing down and rebuild what he has now, and the planning board did believe there was a time period where he would be able to do that and maintain the nonconforming lot. The planning board discussed having Eric looking at the five requirements for the granting of a Variance. They also encouraged him to concentrate on why the multifamily dwelling would be a good fit for the area and the housing crisis. Additionally, to work on being able to sell the idea to the ZBA. It was suggested to look into legal sources, or similar cases that have made presentations to a ZBA board to see what has worked and how to fill out the application.

Sam Keezell & Bridget Burns 60 Richardson Rd. Marlborough NH, 03455 appeared before the planning board to discuss their revised plan for the Wellness retreat. The inquiry was about

applying for a SE for campground activity on the property rather than a Variance. They would have semi-permanent campground sites instead of the tiny homes or cabins. The planning board questioned the usage of the property as the zoning ordinance has it listed as a seasonal campground and from previous meetings, they are looking for year-round. Bridget did confirm that eventually they would like it to evolve into a year-round facility. The planning board let Sam and Bridget know that it would not qualify for campground activity which was discussed in the December meeting. The planning board explained that what they are seeking does not fit into traditional categories and they should consult a lawyer for professional guidance. Bridget stated they did look into it after they withdrew their application for a SE but have not pursued it due to the cost and not being able to guarantee the approval of the application. Jane stated it is a complicated piece of land between the conservation area, septic, access to the hay field, and different moving parts. Jane reiterated the need for them to seek legal help to be able to get the vision they are looking for. The planning board discussed it can seem like they are trying to morph their vision into the ordinance. Sam reported there is a lot of community support which he could use as part of the granting of a Variance. The consensus is to get the plans sorted out with assistance of legal help to then be able to take it to the ZBA.

Meeting adjourned at 7:12p.m

Kayla Wainio, Land Use Board Clerk