

1. No Agenda

There is no agenda available for this meeting. Please review the minutes.

2. Meeting Material

Documents:

[PLANNING BOARD MEETING MINUTES 2 10 - 16 - 2025.DOCX](#)  
[TONY MARINO PUBLIC HEARING 1 10 - 16 - 2025.DOCX](#)

Town of Langdon  
Planning Board Minutes

October 16, 2025

The monthly meeting of the Langdon Planning Board was called to order by its Chairman Mark Collins at 7:04 pm. Those in attendance were Mark Collins Chairman, Devin Gallagher X-Officio, Steve Coffee Vice Chair, Mike Holmes Planning Board member and Lou Beam Secretary/Planning Board member.

A request was called by the chair for a motion to accept the minutes of the September meeting.

The motion to accept the minutes of the September meeting as proposed was made by Devin Gallagher and seconded by Steve Coffee. A vote was called by the Chairman 5 Yes 0 NO

The first order of business of the board was to discuss the proposed sub-division previously presented by Tony and Michelle Marino at the Public Hearing held just before the monthly Planning Board meeting.

Discussion followed with no opposition from the board in allowing the proposed sub-division made by Mr. Marino. The chair called for a vote to approve the sub-division as presented.

A motion to approve the sub-division was made by Steve Coffee and seconded by Lou Beam.

A vote was called by the chair 5 Yes 0 No.

In other business, Marylyn Stuller presented to the board her request for a Simple Lot Line Adjustment. Marylyn presented to the board the necessary paper work along with Mylar for the proposed project. Marylyn spoke to the board and indicated that there would be no increase in the overall acreage however there would be adjustment to the lot lines.

Discussion followed with a couple of questions from the board regarding the proposal. The chair requested a motion from the board to accept the application as complete. A motion was made by Devin Gallager, seconded by Steve Coffee to accept the application as complete and vote in favor of its approval. A vote was called by the Chairman 5 Yes 0 No

Other Business:

Devin Gallagher reported to the board that all of the Planning Board Minutes have been posted to the Langdon Planning Board web site and available to anyone by clicking on the town of Langdon Web Site. Thank you, Devin, for your hard work in getting this done. It is a huge benefit to the board and the town.

Meeting adjourned at 7:17pm 5 Yes 0 No



Town of Langdon  
Public Hearing Minutes  
Tony & Michelle Marino  
Langdon Municipal Building  
October 16, 2025

A Public Hearing on the proposed sub-division for Tony and Michelle Marino was held on Thursday October 16<sup>th</sup> at 6:56 pm at the Langdon Municipal building.

The public hearing was opened by Mark Collins its chairman and introduced Tony Marino the land owner and his wife Michelle. The chairman requested that Mr. Marino give a quick overview of the proposed sub-division to members of the Planning Board and audience members.

Those attending the hearing were Mark Collins the Chairman, Devin Gallagher X-Officio, Steve Coffee Vice Chair, Mike Holmes Planning Board Member, Lou Beam Secretary/Planning Board member.

Other members of the audience were Tony & Michelle Marino, MaryIn Stuller Langdon resident.

Tony briefed the board and members of the audience on the steps taken to provide the necessary information for gaining approval for his request to sub-divide his existing property.

In review of the proposal the Planning Board looked at the required Mylar, checks necessary for the town and Registry of Deeds along with postage necessary for abutters notice.

Tony advised that the newly created lot will be 12.03 acres, approval from the Road Agent had been granted and that all set back's for water and sewage were in order. Tony mentioned that in review of the land by his surveyor a small portion of the lot had been recognized as wet lands and that consideration for the wet lands had been factored into the new lot.

The Chairman requested feed back from the board and audience regarding questions or concerns of the proposed project. Hearing none the meeting was adjourned at 7:05 pm.

The vote in favor of closing the Public Hearing 5 Yes 0 No

Respectfully submitted

Lucien Beam/ Secretary