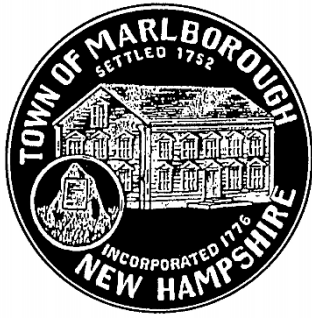




TOWN OF MARLBOROUGH LAND USE BOARDS

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Planning Board Minutes March 18th, 2026

Attending from the Planning Board: Casper Bemis, Chair, Jane Pitt, and David Weller.

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

Casper Bemis motioned to approve the meeting minutes from January 21st and February 18th, 2026. David accepted and Jane seconded. Minutes approved.

Phil and Ellen LaClaire of 131 Old Dublin Rd. Marlborough NH 03455 appeared before the planning board for a consultation. They plan to split their 24-acre property in half to give to their granddaughter and her husband. They are working with Russ Huntley from Huntley Survey and Design for the subdivision and septic plans and bylaws. Jane reviewed the zoning which is R4 and minimum 5 acres for subdivision. There is a little spot of wetland on the property, but it will not interfere with the house. There is 1,700 ft of frontage and Jane reviewed the minimum requirement of 250ft to make sure they leave their property in compliance. They do have a stone wall along the frontage with openings, where one of the openings will be a good fit for a driveway if they enlarge it by 10-15ft. Jane stated to make sure that altering the stone wall did not impact the scenic road RSA and to check in with the surveyor. Planning Board recommended Phil and Ellen go to the selectman's office to review the abutters list and when they are ready, they can file an application.

William Sturgeon inquired about 89 Main St. Marlborough NH 03455. William, who is a realtor from Bedford NH appeared before the planning board to discuss the property that is Zoned: R1 Village Residential, Prime Use: Commercial general. He has a client that is interested in the Multifamily home but is facing difficulty getting it financed because underwriters will look at it as commercial property. This will require a higher down payment and increased interest rates. William inquired about what he could do to get the property considered residential. Per the Planning Board residential and Multifamily housing is permitted in the R1 district where 89 Main St is. No special zoning relief (Variance or Special Exception) is required.

David Aiken 5 Laurel St. Marlborough NH 03455 appeared before the planning board to discuss the town's Master Plan. This was a question that David proposed during the town meeting last week and wanted to meet with the board to further discuss. The planning board is responsible for the town's Master Plan, which Jane and Casper have both seen but do not have possession of at this moment. Jane remembers it being incomplete with only the required Chapter 1 being done. Casper clarified what David was looking for in the town's Master Plans.

41 David is looking for an overview of the town's strategic direction, including zoning
42 considerations, integration of the fire and police departments within a single facility, and a vision
43 statement. Jane clarified there would need to be a town consensus if the fire and police station
44 were to be combined into one facility, which could be an expensive design process where they
45 would both need to agree on a location. Jane recommended that if he is interested in proposing
46 this idea, he should present it to the selectmen's board for a preliminary review or consider
47 initiating a citizen's petition. Casper explained that the Master Plan outlines future development
48 but does not get into specifics. The planning board suggested reaching out to Ellen at the town to
49 see if she had the town's Master Plan, if not David should reach out to Casper. David can review
50 other towns' Master Plans for guidance. The town's Master Plan can be expanded but a
51 subcommittee would need to be formed with members of the public for a formal process.

52
53 Meeting adjourned at 6:59p.m

54
55 Kayla Wainio, Land Use Board Clerk