

TOWN OF WELD
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Planning Board Agenda
August 26, 2026

- Call Meeting to Order
- Conflict of Interest
- Reading of Minutes
- New Business
- Old Business
- Committee Reports
- Adjournment

New Business

1 – Sue Nicholes – 40 Upper Beach Rd. – Map 10 Lot 32 – Proposed 25’ x 50’ detached single story garage on 3.6 acres. See attached plans with LUP.

2 – Dennis Ward – 42 Dixfield Rd – Map 7 Lot 57 – proposed 30’ x 50’ garage on 22 acres. See attached plan and LUP.

3 – Anonymous Complaint – 88 School St. – Map 3 Lot 28 – The complaint states in part; “Because the 35.30 acre lot is heavily wooded and completely obscured from public view at main rd. the extensive development on the parcel is actively bypassing the Town of Weld Land Use Ordinance review process.”

Old Business

1 – 11 Winter Lane – Map 21 Lot 3 – due to two separate complaints; One that was reported to the Town Clerk which then was forwarded to me via email and the other from a camp owner on the lake. I conducted a site visit on July 23, 2026 at 3:20pm and was able to take some photo’s (Attached).

Since my site visit I was able to make contact with the owner of the camp in question. We discussed the work that was done and he agreed that an LUP should have been done prior to the work. His defense in an email is attached. He will be unable to attend the PB meeting due to his work schedule.

Respectfully Submitted,

Mike Stephenson – CEO
Town of Weld

