

PlanningTOWN OF WELD
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Planning Board Agenda

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

September 17, 2026

New Business (Page 1 of 2)

1 – Sue Nicholas – 40 Upper Beach Lane – Map 10 Lot 32 – Proposed 25' x 50' Garage on 3.6 acres. Original LUP dated June 30, 2026 presented to the Planning Board August 26, 2026 and was tabled due to additional information required. Copy of minutes attached with the list of requested information. I also requested a 'property owner authorization' letter to be included with LUP. (See attached)

2 – James Testa – 956 West Side Rd. – Proposed 20' x 24' addition to current garage. Will be used for storage.

3 – Dirk Walker – 1050 Center Hill Rd. – Map 12 Lot 24 – Proposed 12' x 24' greenhouse with a 4' x 6' shed along one side for a total of 450 square feet.

4 – Jennifer Fenderson – 1194 Center Hill Rd. – Map 11 Lot 53 – Proposed 28' x 32 two story garage.

5 – Stephen Vining – 124 Center Hill Rd. – Map 7 Lot 40 – Proposed 18' x 60' Greenhouse;

6 – Dummer's Beach CG – 9 Dummer's Beach Lane – Map 24 Lot 8 – Proposed 14' x 40' utility building. The proposed location of the new structure will be placed east of the existing canteen.

7 – Elizabeth Cartledge – 46 East Brook – Map 29 Lot 13 – Proposal to demo existing 10' x 16' storage shed which currently is 105 feet from the HWM and replace it with a 10' x 14' prebuilt shed to be move farther from the lake at approx.. 120 feet plus. I made a site visit to 46 East Brook and was able to get as accurate a measurement as possible.

8 – Amy Lareau / Sound Knowledge – 121 Brown Neighborhood – Map 12 Lot 17 – Proposed placement on site one 8' x 20' storage container.

9 – Camp Lawroweld / Northern New England Conference – 288 West Side Road – Map 10 Lot 18 – Proposal to demo the current amphitheater which currently measures approx. 90 feet from the HWM. A replacement is proposed and would measure approx. 100 foot setback. I conducted a site visit to confirm my numbers and they are as accurate as I could get.

10 – Camp Lawroweld / Northern New England Conference – 288 West Side Road – Map 10 Lot 18 – LUP Application dated September 15, 2023 proposed 30' x 60' outdoor pavilion. The pavilion was never completed and they would like to restart the project to complete it. The camp was fined with an (ATF) after the fact fine as they had started the project without a LUP. The fine was paid in full in October of the same year.

Old Business

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1 - Pine Lodge, LLC – 14 Pine Lane – Map 20 Lot 14A – This LUP was originally submitted to the Planning Board on May 27, 2026 and was tabled due to additional information required. The LUP is proposing a 2 bedroom cabin at Pine Hill Lane. Find attached letter from Chris Huntington.

Respectfully Submitted,

Mike Stephenson – CEO
Town of Weld