

TOWN OF WELD

23 MILL STREET

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Planning Board Minutes May 27, 2026

Meeting called to order at 6:00pm

Planning Board Attendance: Ernestine Hutchinson, Naomi Doughty, Barbi Castonguay, Carol Conant

Absent: Stan Wilcox

CEO Attendance: Mike Stephenson

Conflict of Interest: Barbi reclused herself from Tumbledown Views Application

Barbi made a motion to except both March and Aprils PB minutes as submitted. Ernestine seconded, all in favor.

New Business:

#1 – Pine Lodges, LLC at Kawanhee – 14 Pine Lane – Map 20 Lot 14A – Proposed construction of a two bedroom 26’ x 38’ cabin on 3.03 acres.

The application was reviewed and then tabled until the June PB meeting, for the following information was missing from the application.

- 1- Setbacks measurements from the structure to the property lines.
- 2- Distances from the structure to the leach/septic field
- 3- How many bathrooms will the cabin have.
- 4- Will this cabin be seasonal or to be made available for year-round occupancy.
- 5- The drawing did not indicate where the driveway access to the cabin is and from adjacent lot or road.
- 6- Drawing of structure, with porch that is mentioned, which side is “front”
- 7- How far off the high-water mark is the proposed structure.

#2 – Renee Klein and Tony Hail – 65 Parlin Brk Lane – Map 27 Lot 4 – The project as per the LUP is to repair a rock wall that was damaged during the winter ice and storm. The

contractor, 'Western Maine Earth Movers' is certified to work on the SLZ certificate enclosed.

The application was reviewed with supporting documentation. Ernestine made a motion to accept, seconded by Barbi, all in favor.

#3- Joshua Dorr – 125 / 131 Snowman Brk – Map 32 Lot 23 – Requesting to park a camper at 125 or 131 Snowman Brk. Currently has site prep and power that was applied for July 28, 2025.

The application was reviewed and then tabled until the June PB meeting, because the following information was missing and or the PB had questions to clarify from the application itself.

- 1- Will the trailer be posted seasonal and removed after 120 days? Or will the trailer stay on site for longer than 6 months.
- 2- Is the trailer have a current registration? If so, which Town and State; Date of Registration.
- 3- What is the waste-water plan?
- 4- Will this be a residence?
- 5- This is a shore-line zone lot. How far off the high-water mark is the trailer to be placed?

Old Business:

(April 22nd, 2026) Tumbledown Views, LLC – 51 Williams Way – Map 20 Lot 6 – Proposed Garage with apartments above. As per the Planning Board, I did a site visit on May 7, 2026 at 9am. I found that the structure was approx. 219 feet from the HWM and also found the building to be as indicated on the LUP as 30' x 50'. The height of the structure from the ground level to the ridge is approx. 30'. Picture included in the application. I also found the area behind the structure was very wet.

**The PB reviewed the documentation that was emailed to Carol, Mike and Naomi (which was forwarded to the rest of the PB), since our last PB meeting and learned that the construction had continued after the date of expiration of the first permit. On April 23rd the builder was instructed to halt construction. It was confirmed the site was prepared and concrete flooring/footings were poured before the permit expired. (Nov 2023)

At this May 27th PB meeting- the applicant stated that the garage structure, 2nd floor-upstairs will no longer be for living quarters (apartments); this will be used for storage only.

Confirmed that this structure is built on lot 6. Septic is on lot 5, 30 feet from structure. There was a discrepancy of the High-water mark, therefore Mike and the applicant did do a site visit to measure during the meeting.

Other measurements were missing from the application as well.

It was confirmed the structure is 236ft from the left front corner of the building to the HWM.

20 feet to septic

40 feet to structure to back property line

31 feet to back of the building to property line.

Carol made a motion to except, seconded by Naomi, all in favor.

Respectfully submitted,

Carol Conant

Secretary