



TOWN OF WELD

23 MILL STREET

P. O. BOX 87

WELD, MAINE 04285-0087

Phone: 207-585-2348 Fax 207-585-2540

e-mail: weldceo@weld-maine.org

Website – weld-maine.org

Planning Board Minutes June 24, 2026

- Call Meeting to order at 6pm.

In attendance: Stan Wilcox, Ernestine Hutchinson, Naomi Doughty, Carol Conant, Barbi Castonguay. Mike Stephenson- CEO.

- Conflict of Interest: None.
- Reading of Minutes: Ernestine made a motion to accept May's minutes. Seconded by Ernestine, all in favor.

- New Business

1 – **Kevin Leary & Scott Townsend** – Map 11 Lot 4A - Center Hill Rd. – Proposed 24' x 40' building with attached 8' x 40' porch. At the time of preparing this agenda I had no drawings of the structure. I have reached out to the owner to request the information and he indicated he would email me the drawing before noon today (June 18, 2026). Discussion and review. A motion was made to accept by Stan seconded by Ernestine, all in favor.

2 – **Joshua Dorr #3- Joshua Dorr** – 125 / 131 Snowman Brook – Map 32 Lot 23 – Requesting to park a camper at 125 or 131 Snowman Brook. 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- Does the trailer have a current registration? If so, what town and state and 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?

Discussion and review of the information needed from last month's PB meeting. Applicant Emailed hard copy of all the information, which is on file with the CEO. A motion was made by Stan and seconded by Carol to accept; all in favor.

3 – **Anne Oswald** – Map 29 Lot 19 – 74 East Brook Lane – Proposed project to install stairs near and along pictured outbuilding. The stairs would help access the water and dock. Design and pictures attached. (I have included with this LUP guidelines as per state ordinances to consider).

Discussion and review of related documents. It was determined that the stairs accounted for 11.71% of the total structure footprint on the property. 2.5% of the 30% expansion rule was used. Request was made for pictures after completion to be given to the CEO. Barbi made a motion to accept, seconded by Carol, all in favor.

4 – **David & Julie Jervis** – Map 12 Lot 21-2 & 3 – 22 Brown Neighborhood – Proposed 22' x 36' garage with storage – 792 Square Feet on 2.58 acres with 2 nd lot 1.61 acres.

Review of application. Carol made a motion to accept, seconded by Stan, all in favor.

5 – **Steven Kutscher** – Map 21 Lot 3 – 11 Winter Lane – Proposed Fence to be placed between Map 21 Lot 3 and abutting Map 21 Lot 2. (I have included the LUP guidelines as per state ordinances to consider).

Review of the application and the Shoreland Zoning Ordinance. Definition by the State, a fence is structure. This application does not follow the setback rule.

Stan made a motion to deny, seconded by Ernestine, all in favor of denying the application.

6 – **McCoy & Sharon Whitfield** – Map 7 Lot 8 – 227 Phillips Rd. – Proposed 12' x 14' Gazebo to be built on a 16' x 20' platform.

Review of application. Motion made by Stan to accept, seconded by Ernestine, all in favor.

7 – **Brian Chipman** – Map 22 Lot 3 – 29 Temple Rd. – Proposed 24' x 32' - seasonal structure. The waste water system as per the owner has been inspected by the LPI David Errington. See his notes on the drawings.

Review of the application, no well is being drilled. Original house was removed in 2021. Town will contact John O'Donnell to update its file. Plan is to build on a concrete slab. Stan made a motion to accept, seconded by Barbi, all in favor.

8 - #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- 2- Distances from the structure to the leach/septic field
- 3- 3- How many bathrooms will the cabin have?
- 4- 4- Will this cabin be seasonal or made available for year-round occupancy?
- 5- 5- The drawing did not indicate where the driveway access to the cabin is from the adjacent lot or road.
- 6- 6- Drawing of structure, with porch that is mentioned, which side is “front”
- 7- 7- How far off the high-water mark is the proposed structure?

The application is tabled for the following information needed to continue the review process.

- 1- Size of structure(s) already on the property.
- 1- 2-Clarification of lot(s)
- 2- 3-Drawing of structure 1 lot or 2
- 3- 4-What is the lot size of the proposed structure lot?

9 – **Dummer’s Beach CG** – Map 24 Lot 7 – Site FS – 2 – Proposed to prebuild a 12' x 20' deck and porch to be moved on site. See the photo and notes attached.

Reviewed application and Mike pulled data from town files.... The trailer is 20'L x 12' W.

Stan made a motion to accept, seconded by Barbi, all in favor.

10 – **Banton’s** – Map 25 Lot 45 – 42 Mill St. – No LUP as yet they would like to visit with the PB to confirm a project to build an apartment above the existing garage and possibly expand the home on the same lot.

Mr. Banton came and asked the Planning Board questions regarding a future application of the building ordinance in town.

July 22, 2026, at 6 pm will be our next meeting.

Respectfully submitted,
Carol Conant
Planning Board Secretary.

