

TOWN OF WELD

23 MILL STREET

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Planning Board Minutes November 12, 2025

Meeting called to order at 6pm. Attending Stan Wilcox, Barbi Castonguay, Ernestine Hutchinson, Carol Conant, CEO: Mike Stephanson Absent: Naomi Doughty

Conflict of Interest: None

Barbi made motion to accept the minutes from October 8, 2025 meeting, seconded by Ernestine, all in favor.

New Business

1 – Elizabeth Standen – Map 20 Lot 2 - 31 Pine Point Lane – Proposed 40' x 24' Guest Cottage includes porch. After several site visits and meeting with the contractor and Elizabeth Standen we confirmed that the proposed cottage will be beyond the setback.

Discussed the site plan and map. Structure will be one story. Informed owner before and after pictures are required. Ernestine made a motion to accept, seconded by Barbi, all in favor.

2 – Shon & Julie Stevens – Map 1 Lot 22 - 108 Bean Rd. – Proposed 10' x 16' Prebuilt Storage shed.

Discussion of the placement of the shed with distances from the existing structures on the site. Ernestine made motion to approve pending placement of shed with distances marked from existing structures. Seconded by Carol, All in favor.

Old Business

1 – Jill Kaiserman – Map 20 Lot 24 Cabin #4 – 4 Anne's Way – Proposed addition of a six-foot addition/ porch. After several visits it was confirmed that the addition would be beyond the setback. I also received an email from Chris Huntington to confirm that it was permissible for Jill Kaiserman to expand cabin #4 owned by Jill Kaiserman.

Discussion of past communications, CEO has an email from Landowner dated Oct. 12, 2025 giving the applicant permission to add addition as per this LUP. CEO's measurements from his site visit on Oct. 21, 2025, is 128' from the highwater mark. This LUP was approved at the September 9th meeting pending confirmation of the distance from the high-water mark. This completes the application.

Carol made a motion to adjourn, seconded by Ernestine, all in favor.

Respectfully Submitted,

Carol Conant

Planning Board Secretary