

PLANNING BOARD MEETING  
TUESDAY, MARCH 24, 2026  
6PM TOWN HALL CONFERENCE ROOM

Board members in attendance: Donna Duclos, Jake Gilman, Nancy Robart, Karen Brule, Jon Mishcon, Ex Officio Les Fenton

Others in attendance: Land Use Coordinators: Jessican Rand & Christine Vigneault, Mark Cowdrey, John J Koron

**6:00 Pm - Quorum Established, Duclos called the meeting to order.**

- Review Agenda
  - Duclos reviewed the agenda and welcomed Les Fenton to the board as the Select Board Ex Officio.
- New Business
  - Master Plan Review and Update
    - Duclos addressed that the town approved a warrant article permitting the establishment of a Master Plan Expendable Trust Fund for up to \$20,000. These funds will be used to cover costs associated with updating the master plan.
    - Gilman reviewed the general layout of the current master plan and noted that most of the revisions required are associated with section 2 which provides documentation, such as maps and data, that support the overall plan described in section 1.
    - Gilman recommended reaching out to LRPC to see how they can help. Rand mentioned that she has brought it up at the recent LRPC round table and plans to discuss this further with them. Duclos also recommended reaching out to the UNH Cooperative who assisted with parts of the 2013 Master Plan.
    - The board discussed the master plan survey which was completed in 2023 which had approximately 299 respondents.
    - Robart asked about how the Natural Resource Inventory would fit into the Master Plan process. Duclos recommended that upon completion of both documents they would be submitted to the Select Board and presented to the public.
    - Fenton addressed that the Master Plan lacked in several areas including details regarding modern housing and enforcement procedures. The Board further discussed the role of the Master Plan in establishing and enforcing ordinances. The board also compared the current Master Plan to that of Boscawen and Wilmot's Master Plans.
    - The board discussed how to approach making updates to the Master Plan to ensure continuity between different sections that support each other.
    - The board discussed utilizing work sessions to move forward with the master plan.

- Review new and pending Building Permits
  - Land Use Coordinators Rand & Vigneault provided details on 6 building permit applications that were recently received.
- Review & Approve Minutes for February 24, 2026
  - Gilman made a motion to approve the minutes for February 24, 2026, Robart seconded, all in favor, none opposed, motion passed.

**7:46 PM- Duclos entertained a motion to close the meeting, Mishcon moved, Robart seconded, all in favor, none opposed, meeting adjourned.**

***Minutes respectfully submitted by  
Miranda Dawalga***