

PLANNING BOARD MEETING
TUESDAY, MAY 12, 2026
6PM TOWN HALL CONFERENCE ROOM

Board Members in Attendance: John Mishcon, Roland Carter, John Koron, Karen Brule, Jake Gilman, Nancy Robart, Donna Duclos, Dana Swenson (Acting Ex-Officio)

Others in Attendance: Land Use Coordinators Christine Vigneault & Jessica Rand, Town Administrator Don Sieburg, Marc Cowdrey, Charlie Stewart, Maura McNaulty-Davis, Jeff S. Davis, Gail Henry, Rene Lefebvre, Dan Higginson, Tim & Linda Wunderluch, Pete Albrecht, John Slater

6:00 PM - Mishcon called the meeting to order.

Review & Approve Minutes

- Duclos made a motion to approve the April 28, 2026 minutes as written, Carter seconded, Mishcon, Carter, Koron, Brule, Gilman, Duclos in favor. Robart abstained. Motion passed.

New Business

- Public Hearing - Wunderlich Proposal for Minor Subdivision: Tax Map 2, Lot 564-28 (419 Flaghole Road)
 - Gilman provided a short summary of the proposed subdivision.
- **6:03 PM Mishcon opened the public hearing.**
 - Charlie Stewart, abutter, noted that the map he received contained proposed buildings that were different from those provided to the Planning Board. The original map also did not depict the wetlands. Rand noted that updated maps were received prior to the public hearing. Higginson also noted that the maps were updated with the wetlands stamp as requested by the Planning Board.
 - McNaulty-Davis, abutter, stated that she did not want the subdivision to diminish her property. McNulty-Davis reviewed the updated maps and had no further comment on the updated design.
 - Henry, abutter, noted that all maps, including the updated one, was missing an abutter located on the Salisbury side.
 - Stewart noted that it appeared the names indicated on the map were incorrectly marked on the properties as well.
 - Swenson (Acting Ex Officio) recommended the hearing be tabled until it can be verified that all abutters were notified.
 - Duclos made a motion to close the public hearing until it could be verified that all property abutters were properly notified and the hearing could be resumed. Carter Seconded, all in favor, motion passed.
- **6:19 PM Public hearing was closed.**
- Non-binding Consultation: Mr. John Slater with Interest in building condos at Highland Lake Inn
 - Slater provided an outline of his plan to construct a 6 unit, zero energy condo complex on the Highland Lake Inn property. Slater had attended a previous

planning board with a similar proposal to build zero energy condos on another location of the property, however, it was determined that lot could only contain a single family home. The new proposal would involve an expansion of the existing barn from 32' x 68' to 32' by 144', to fit 6, two bed, two bath condos. A PV array would be installed to power the units. A lot line adjustment would be required to allow for the proper setbacks for the units. Condo owners would obtain a land lease, and Highland Lake Inn would retain ownership of the land.

- Mishcon inquired about the plans for developing the other lot (lot 2), and if the lots would be subdivided. Slater noted that they planned to build a single family home along Tucker Mountain Rd and the lots did not require a subdivision, only a lot line adjustment.
- Carter asked if there were any driveway or parking plans. Slater noted that there had been no sitework yet but likely they would utilize the existing driveway.
- Brule asked about the availability of water resources for the larger density of homes. Slater noted that he will be having the septic feasibility assessment completed and drilling new wells, but he did not anticipate any issues with those.
- Gilman noted that due to the unit density likely the proposal would need to go before the ZBA for a special exception. It appeared that some setback requirements may not be met due to the barn being located next to the house/Inn.
- The board recommended that Slater continue with his plans and prepare to go before the ZBA on the exception of housing density and setbacks. If needed he can return to the Planning Board for another non-binding consultation.
- Non-binding Consultation: Mr. Pete Albrecht - Proposed building plan exceeds the town's square footage limits on lot 13-290-137 on Bradley Point Lane.
 - Albright brought to the board a proposal for a home that he is designing, to be constructed on Bradley Point Lane. Albright provided maps of the property depicting the existing survey and proposed structure. The current property owners would like to remove the current structure to build the new home and extend it away from the waterline.
 - Carter asked about how much larger the new home would be. Albright responded that the square footage would increase from 930' to 1450' with 50' being located on the lower floor.
 - Swenson asked if the septic would need to be redone. Albright noted that the septic has already been updated to accommodate a larger home.
 - The board reviewed and discussed whether or not the current structure was considered non-conforming in order to determine what exceptions would be required.
 - The Board reviewed the maps and determined that, due to the size and unusual shape of the lot, Albright would need to go to the ZBA for approval. Albright may return to the Planning Board for another non-binding consultation if needed.

Old Business

- Review Open Building Permits
 - Vigneault presented the board with 3 new permits

- The Board briefly discussed the Flaghole properties mentioned in the previous meeting. The Land Use Office will continue to look into these properties.
- Master Plan Progress Update
 - Mishcon noted that the Master Plan is currently on hold to prioritize ordinance enforcement.
 - Rand will continue to reach out and work with LRPC for assistance.
- Review Enforcement Language within Ordinances and Review drafts and discuss enforcement relative to violations
 - The board reviewed and discussed several documents provided by the Land Use Office to assist with developing processes and procedures for enforcing town codes and ordinances.
 - The Board briefly reviewed and discussed RSA 39:39 and RSA 6:76 and discussed how the RSA's might fit into the towns enforcement policies.
 - The board discussed the fees and penalties currently in use, and proposed by the Land Use Office.
 - The Board discussed the best method to make updates to the current ordinances and who was responsible for making, approving, and enforcing the updates.
 - Administrator Sieburg recommended that the Board focus on adding references to the relevant RSAs into the zoning ordinances and work to draft the camping ordinance as a separate ordinance enforced by the Land Use Office.
 - Mishcon made a motion to resume work on the Master Plan and put a hold on the ordinances until the Select Board can develop a plan and direct the Planning Board in areas where they can assist. Carter Seconded.
 - Gilman noted that the updates to the zoning ordinance should continue to be worked on, alongside the Master Plan.
 - Carter and Koron in favor of the motion, Robart, Duclos, Brule, Gilman opposed.
 - Gilman made a motion to utilize the content of the draft to work into the Zoning Ordinance and Processes and Procedures, as applicable, and allow rand to work with LRPC on the Master Plan. Koron Seconded. All in favor, motion passed.

8:27 PM- Robart made a motion to adjourn the meeting, Carter seconded, all in favor, meeting adjourned.

***Minutes Respectfully Submitted By:
Miranda Dawalga***