

PLANNING BOARD MEETING
TUESDAY, MAY 26, 2026
6PM TOWN HALL CONFERENCE ROOM

Board Members in Attendance: John Mishcon, Les Fenton, Roland Carter, Donna Duclos, John Koron, Jake Gilman, Nancy Robart,

Public In Attendance: Land Use Coordinators Jessica Rand & Christine Vigneault, Town Administrator Don Sieburg, Tim & Linda Wunderluch, Dan Higginson

6:00 - Begin Meeting- Mishcon called the meeting to order at 6:00PM

Review & Approve Minutes May 12, 2026

- Duclos made a motion to approve the minutes as written, Carter seconded, all in favor, none opposed, motion passed.

Public Hearing - Wunderlich proposal for Minor Subdivision: Tax Map 2, Lot 564-28 (419 Flaghole Rd)

- **6:01 PM- Mishcon opened public hearing**
- No land abutters were present to provide public comment
- The Board reviewed the process used to notify land abutters prior to the May 12, 2026 public hearing. It was determined that there was an error in the records received from the Town of Salisbury. The Land Use Office worked with the Town of Salisbury to correct the record and all land abutters were notified prior to the current public hearing.
- The board reviewed the maps provided by Higginson and verified that all abutting properties were depicted and labeled accurately.
- **6:06 PM Mishcon closed the public hearing.**
- Duclos made a motion to approve the application for subdivision of Tax Map 2, Lot 564-28. Gilman seconded, all in favor, none opposed, motion passed.

Discuss updating town Planning Ordinance to reflect updated RSAs, Master Plan and Rules of Procedure.

- Fenton provided a copy of the NH Municipal Association's Guide to Effective Enforcement for the board to review.
- Mishcon recommended the board separate into subcommittees to review and work on the current Ordinances, Master Plan and Rules of Procedure. The Board determined who would work on which task.
- Mischcon recommended utilizing Notebook LM to compare documents and determine what RSA's correspond to each document.
- The Land Use Office will assist in sharing information to the Board Members.

Review New Building Permits

- Rand provided an overview of three new permit applications submitted to the Land Use Office. Two for solar arrays/gardens and another for a single family home. Rand noted that the permit applicants are paying the updated fees.
- Rand noted that the Board would need to review the fees associated with structures, such as solar arrays. While the structures fit into the electrical special permit the fees should be more specific to solar arrays. Mishcon recommended that The Land Use

Office look to other Towns that currently have fees that include those types of structures and use that as a guide. Carter noted that the Land Use Office should consider other structures that are needed for solar arrays.

Cell Tower Application

- Rand noted that the Zoning Board and Planning Board have approved the updated/reconstructed minutes that vertex requested. The Land Use Office has forwarded the approved minutes to Vertex and are awaiting a response.
- Rand also noted that the fees associated with the construction of cell towers should be reviewed and revised. The Board Discussed how to go about updating the fees since the application for the cell towers has already been submitted.
- The Board discussed that Vertex was required to provide proof of a lease with a cell service carrier before the application could be approved. The Board reviewed and discussed the timeline that was required for vertex to provide the lease.

6:57 PM- Carter made a motion to adjourn the meeting, Robart seconded, all in favor, none opposed, meeting adjourned.

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