PLANNING BOARD MEETING
TUESDAY, JUNE 9, 2026
6PM TOWN HALL CONFERENCE ROOM

Board Members in Attendance: John Mishcon, Karen Brule, Les Fenton, Nancy Robart, John "J" Koron, Jake Gilman, Donna Duclos,

Others in Attendance: Marc Cowdrey

6:00 Pm- Mishcon called the meeting to order and reviewed the agenda.
New Business
Review and work on the current Ordinances, Master Plan and Rules of Procedure.

- Robart provided an overview of the outline which was drafted to fulfill the transportation aspects of the Master Plan. Gilman noted that the outline would be utilized to help determine the types of analysis that would be required to fill in the details for each section.
- The Board discussed how the Master Plan fit into the Zoning Ordinances and discussed if the Zoning Ordinance should take priority over the Master Plan.
- Gilman noted that the Master Plan currently is in compliance and any sections currently not included can continue to be worked into the Master Plan over time.
- Mishcon made a motion to prioritize bringing the Zoning Ordinance into compliance with the RSA's passed in 2025, Gilman seconded, all in favor, motion passed.
- The Board further discussed what approach should be utilized to ensure all required RSA's are accurately included in the Zoning Ordinance. Mishcon recommended utilizing Notebook LM to develop a draft of the updates that could be reviewed and further edited by the board.
- The Board discussed the timeline for updating the Zoning Ordinance and whether or not the updated ordinance would require approval at the town meeting. The board will work with the Town Administration to ensure the public is notified of updates as required.
- The Board discussed the need to continue developing a Camping Ordinance and enforcement policies and procedures. Fenton & Koron will continue to work on this and provide a draft to the Board for review.
- Mishcon made a motion for Fenton & Koron to continue developing the Camping Ordinance and Enforcement Policies, Mishcon would develop a draft of the updated Zoning Ordinance for review, and the Master Plan would be put on hold until the Board heard back from LRPC. Koron seconded, all in favor, none opposed, motion passed.

Discuss SB 188 b.

- Fenton provided an overview of SB 188 b. And recommended that the Land Use office look into it. Brule offered to look into it with the Land Use Office and report back to the board.

Review & Approve Minutes

- Mishcon misspelled in the minutes (Mischcon)
- Gilman noted that the 30 day timeline, discussed by the Board, in which Vertex must produce their lease agreement, was omitted.

- Duclos made a motion to accept the minutes, as amended, to include the motion to provide vertex 30 days from May 26, 2026, to provide their proof of a lease with a cell carrier. Robart Seconded, Mishcon, Fenton, Koron, Gilman, Duclos, Robart, in favor, Brule Present, motion passed.

7:23 PM- Robart made a motion to adjourn the meeting, Duclos seconded, all in favor, none opposed, meeting adjourned.

Minutes Respectfully Submitted by:
Miranda Dawalga