

Planning Board
9/2/2026

Present: Steve Guthrie, Kevin Jason, Lynne Owens, Heather Luther, Phil Torry, Paul Fordham, Brent Johnstone, Ray Clark, Ron Smith, Mark Salerno, Michelle Salerno, Dave Ortiz, Michael Salerno, Peter Hallagan

11-26 - Tax ID 73114-00-289673 Gobblers Knob Rd. – Frontage

Mark and Michael would like to divide property in half leaving 2 lots non-conforming parcels with road frontage. AG district requires 400 ft of frontage per parcel. This parcel currently has 633 ft of road frontage to the West of parcel 9949 Gobblers Knob and 67 ft of frontage to the East of that parcel.

They want to split property right down the middle to be able to give each family their own piece. The East side owner would like to possibly build a house. The West side could be written up as to not be able to put a house. Allowing this would cause issues later down the road when the property gets sold as a non-conforming lot. Zoning is put in place to stop non-conforming lots from occurring in the first place. There is no extenuating circumstance or natural occurrence that says this lot has to be split. If they purchased the property to the West, that would give them the frontage needed. This property has 841 ft of frontage. They could purchase 333 ft from his property and both would be conforming lots.

Communications from neighbors: Anonymous neighbor verbally stated they were not in favor of this split due to lack of frontage.

Letter received from neighbor stating they were opposed to the variance.

Motion made by Kevin Jason for a recommendation to zoning – do not make non-conforming parcels. Property owners should look at purchasing land from the West neighbors to make road frontage requirements. Seconded by Lynne Owens. All in favor

12-26 Ray Clark- 4849 Edmonds Rd. - Side set back

Ray would like to put a 50' x 80' pole barn too close to the West border of his property. 80 feet is required for side set back .

There is 110 feet from the property line to the existing pole barn. He would like to have 25 feet space to move tractors between the existing barn and the new one.

He would like to keep everything in line with existing structures. He does not wish to have the pole barn behind the existing one.

Septic, well and flood lands prevents building it from going on East side.

15 ft between buildings would have the set back at 25 ft. He owns the West property and rents it out. They have a pole barn 20 ft from the East (boarding) property line.

Neighbors present were in favor.

Motion made by Kevin Jason for a recommendation to the zoning board - 40ft for side setback as it is in character with the rest of the neighborhood; the existing neighbors have a pole barn within 20 ft of the line. Seconded by Lynne Owens. All in favor

13-26 Peter Hallagon Tax ID 75115-00-180893 – property too small for building
Looking for outdoor storage and pole barn for boat trailers.

Board approved 10/7/2026

Minimum building lot size is 1 acre in rural residential; the lot is .61 acres.
Setbacks for rural residential are 25ft on sides, 30 feet off back and 50 ft off the rd.
Land was purchased from land bank. Peter talked to them after the purchase was made.
Property is not big enough for a structure in rural residential
Seasonal usage for boat trailer storage for summer time. Not high frequency use. April – May/ early June would trailer drop off and pick up in September/ early October with an occasional pick up or drop off during summer.
Minimal traffic impact, the farmers produce more traffic.
This is out of character for this neighborhood
He would like to be able to have a barn for inside boat storage but will settle for a place just to store trailers for the summer. There is not enough storage area at his marina to store all the trailers.
With no barn it would be considered open storage and the planning board sets the density of what can be stored and how much of it.
Property width is 114 feet.
There would be no boats stored there, only trailers during the summer.
Gravel would only be about the front third of the property.
Drainage issues from tearing up trees – all sand in that area, no ditches
driving site line is fine in the area
Communications from neighbors: Received a call on 8/17 for a neighbor who is not in favor due to not meeting zoning and they do not want the increase of traffic in the area.
Kevin Jason made a Recommendation to zoning for approval with a change of the ideal. No pole barn. Gravel lot for 24 boat trailers up to 25 foot long each. Property will have the existing trees as a buffer between residents for visual impairment with a gated secured entrance. Lynne Owens seconded, all in favor.

Meeting adjourned.