Planning Board Meeting

September 22, 2026

6:30 PM
7:53 PM

Planning Board members Jason Brackett, DJ Hewey, Carol Goode, Bryan Bizer, and Keisha Garnett were present. Frank Hasty was unable to attend.

Meeting opened with the Pledge of Allegiance.

The Board approved the minutes for the August 25, 2026, meeting with the correction of changing the word letting to letter in the section Assessed Subdivision Lots.

Add Agenda Items: Jason Brackett added to the agenda discussion on his resignation. Jason discussed that his surgery date has been moved up to the beginning of October and he is resigning as Chair. He plans to send in the draft version of the Proposed Property Ordinance he has been working on but cannot continue further with the meetings at this time. The Board voted 5-0 for Keisha Garnett as the new interim Chair.

Address anyone present: Drew Braceras, Esq from Simple Title, discussed the need for Planning Board approval of the survey he presented showing the merger of Raymond Poirer's lot 2 to lot 7. The Board advised Drew that a subdivision amendment may be needed and that we will have to review these requirements with our legal department. The Board voted 5-0 that the application fee would be waived but the applicant would need to cover the cost of the public hearing fees.

Open Positions on Planning Board: Lisa advised the Board that Jim Madgey has resigned from the Planning Board. The Board recommended reaching out to Frank Hasty to see if he would like to move from the alternate position to a full-time member.

Options for Planning Board & Board of Appeals Training Workshop: Lisa discussed three options for the recommended Planning Board & Board of Appeals Workshop training. There is an in-person session being offered October 21, 2026, in Augusta, a zoom session December 1, 2026, or an option to purchase the video and view together as a group. The Board agreed to do the group viewing option. The Board plans to attend this three-hour training session on Sunday, November 8, 2026, at 9:00 am.

Discuss Action Needed for Raymond Poirer Land Trust Merger: The Board discussed the need to review with the Town's attorney the action needed. The Board asked for the following questions to be covered by our Attorney:

1.) Are the deed covenants null and void because there is no HOA?
2.) Do we have to make a complete subdivision plan or can we amend lot by lot?
3.) Does the public hearing require the two notifications in advance?
4.) What is needed for the application process?
5.) Do we need to get approval from the abutting property owners since there is no HOA?

New Housing Laws Mandatory Training – Scheduled for October 20, 2026, at 6:30 PM: Lisa advised the Board that North Star Planning will be coming to the Town Office to present individualized training on the new housing legislation October 20, 2026, at 6:30 PM. The training session will be about an hour to an hour and a half.

Meeting Adjourned 7:53 PM

Respectfully Submitted,
Lisa Fox