

Minutes of the Planning Board

August 18, 2026

The Chair noted that notice was duly given and then called the roll at 7:15 pm. Present were Tom Hambleton, Shelia Hambleton, Anne-Marie Grady, and Rob Steinberg as well as alternate Scott Kirkland. Alison Nieto, Town Administrator, also attended.

The meeting began with approval of the minutes of July 28, 2026. Rob Steinberg moved to approve, seconded by Sheila Hambleton. The vote was as follows: Steinberg, S. Hambleton, A. Grady, and T. Hambleton voted yes and the motion passed unanimously.

After some opening updates on agenda items including remaining amounts on the budget, S Hambleton moved to approve the budget of \$3,000 less some de minimus expenditures, seconded by T. Hambleton, and the motion passed.

The Chair turned to opening agenda items noting that she had not heard anything on approval of the wireless by-laws in terms of approval by the AG.

S. Hambleton said we need to amend the by-law for protected ADUs for the next Town meeting based on a notice from the AG to the Town Clerk. This issue is to be reviewed at a future meeting.

The Chair then turned to the presentation at the joint meeting with the Select Board later this week. Because we found the development was not a subdivision, we want to ask the SB to allow the PB to examine certain key issues working with legal counsel, with the PB reporting back with findings and recommendation in a time certain. The issues are primarily planning issues but there are public works, traffic flow and safety issues as well. We hope to restore the development to what was originally approved, if possible. We need a list of issues needing attention which include: (1) the sidewalks, (2) restore easement language in perpetuity (not 5 years) to sidewalk and roadways to allow access to utilities long-term, (3) clarifying the edge of 17 foot easement and the 33 foot road; (4) road safety issues such as stop signs and cross walks, and (5) other problems identified during the process that need to be addressed, which may include Select Board authority to the TA to execute the sales. We will reserve the right to raise issues with respect to lessons learned with respect to coordination of Boards and Committees for this development.

S. Hambleton brought to the attention a building permit for a single family home and an occupancy permit was granted without an application for an ADU which has a condominium trust (and they are not permitted). This issue needs to be addressed.

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R Steinberg moved to adjourn the meeting, seconded by Sheila Hambleton. The vote was as follows: R. Steinberg, S. Hambleton, A. Grady, and T. Hambleton voted yes and the motion passed unanimously.

Meeting adjourned at 8:24 pm.

Respectfully submitted,

_____/Rob Steinberg/_____
Rob Steinberg, Recording Secretary

Approved on: September 8, 2026