

## Minutes of the Planning Board

**Sept 8, 2026**

The Chair noted that notice was duly given and then called the roll at 7:03 pm. Present were Tom Hambleton, Shelia Hambleton, and Anne-Marie Grady. No other members were present and the Chair stated that Scott Kirkland would serve as a replacement member for this meeting. The Chair noted that the recording secretary would transcribe minutes from the video of the meeting.

The meeting began with approval of the minutes of August 18, 2026. Shelia moved to approve, seconded by Scott. The vote was as follows: S. Hambleton, A. Grady, T. Hambleton, and S. Kirkland voted yes and the motion passed unanimously.

The following items were then discussed: FY2027 budget status, One-Stop Grant Program to update zoning by-laws, Zoning By-Law Section 13 (no approval yet from AG); and Castle Road sidewalk and roadway issues.

On the last item, the Chair noted that at the joint meeting we asked that our comments be considered, with the Select Bd having decision-making on the issue. After the meeting, Stantec was asked at a later meeting to inform the Select Bd how it proposed to address the sidewalk and easement issues (within the criteria they were given). The Stantec proposal as presented was reviewed. Stantec considered the narrowing of road was a safety feature. Town Administrator asked to talk to property owners about their views. The Chair noted that proposals to show impact of the narrowing of the road on traffic could be made to the Select Bd.

The Chair then addressed recently filed appeals with the ZBA (29 Valley Rd and 55 Castle Rd (approved by ZBA), and 33 Emerald Rd. The property at 29 Valley Rd likely to come to the PB for an ANR or subdivision approval since they would like to create added lots on property (seeking a variance now from the ZBA before coming to the PB).

T. Hambleton moved to adjourn the meeting, seconded by Sheila Hambleton. The vote was as follows: S. Hambleton, A. Grady, and S. Kirkland, and T. Hambleton voted yes and the motion passed unanimously. Meeting adjourned at 8:32 pm.

Respectfully submitted,

\_\_\_\_\_/Rob Steinberg/\_\_\_\_\_

Rob Steinberg, Recording Secretary

Approved on: 9/29/2026