



PLANNING BOARD MINUTES  
July 25, 2023  
HARVEY KELLY MEETING ROOM

**1. CALL TO ORDER**

Interim Chair Good called the meeting to order at 6:00PM.

**2. ROLL CALL**

Interim Chair Mark Good, Lawson Wulsin, Brett Witham, and Ben Harper were in attendance.

*A. EXCUSED ABSENCES*

Mr. Wulsin moved, with Mr. Harper seconding, to excuse Member Beth Gott's absence.  
Motion approved 4-0.

*B. UNEXCUSED ABSENCES*

There were no unexcused absences.

**3. ADJUSTMENT/ADOPTION OF AGENDA**

Agenda was accepted as presented with no adjustments.

*Mr. Harper excused himself from the meeting after stepping out unexpectedly at 6:02pm.*

**4. ELECTION OF OFFICERS**

Mr. Witham moved, with Mr. Wulsin seconding, to elect Mark Good as Chair of the board.  
Motion approved 3-0

Mr. Witham moved, with Mr. Good seconding, to elect Lawson Wuslin as Vice Chair of the board.

Motion approved 3-0

**5. MINUTES:**

*Minutes June 13, 2023*

Mr. Witham moved, with Mr. Wulsin seconding, to approval of the June 13, 2023 Minutes with the amendment of Mr. Wulsin's name- Lawsin corrected to Lawson .

Motion approved 3-0-0.

*Minutes July 11, 2023*

Mr. Wulsin moved, with Mr. Witham seconding, to table the minutes of the July 11, 2023 meeting.

Motion approved 3-0-0

**6. PUBLIC DISCUSSION:**

*Discussion of Short Term Rentals with Noel Musson*

Mr. Musson gave background information to the residents in attendance of the Short Term Rental Ordinance. There was further discussion on having a follow up with the Town Manager and Town Attorney to clean up the edits to be made as well as whether to combine with the Land Use Ordinance. Then the STR will go before the board again for review at the August 8, 2023, meeting.

**7. OLD BUSINESS:**

Tom Benson  
Harkins Family Subdivision  
Tax Map 11 Lot 3A  
Schedule Site Visit

W. Peter Libhart, Jr.  
Libhart Family Land  
Tax Map 6 Lots 46A, 48 & 48A  
Schedule Site Visit

Mr. Wulsin moved, with Mr. Witham seconding, to schedule the site visit for the Harkins Family Subdivision to be held August 17, 2023, at 1:00pm with the Libhart Family Land site visit to follow.

Motion approved 3-0

**8. NEW BUSINESS:**

Tom Benson  
Amendment #1, Elizabeth Herrick, et. al.  
Cherie Magnello  
Tax Map 5 Lots 2A & 2B  
Preliminary Application

A review of the Application was made for completeness.

Mr. Wulsin moved, with Mr. Witham seconding, to find the Amendment #1, Elizabeth Herrick Application complete as presented.

Motion approved 3-0.

Mr. Wulsin moved, with Mr. Witham seconding, to schedule the Public Hearing for the Amendment #1, Elizabeth Herrick Application for Tuesday, August 8, 2023 at 6:00PM.

Motion approved 3-0.

**9. OTHER:**

None

**10. CEO ISSUES:**

None

**11. SET DATE FOR NEXT MEETING: SUGGESTED** *August 8, 2023*

Mr. Wulsin moved, with Mr. Witham seconding, to schedule the next meeting for August 8, 2023, 6:00PM.

Motion approved 3-0.

**12. ADJOURN**

Mr. Wulsin moved, with Mr. Witham seconding, to adjourn the meeting.

Motion approved 3-0.

The Meeting adjourned at 7:16PM.

Respectfully submitted,

Sarah Abbott  
Deputy Code Enforcement Officer

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Planning Board Chair

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Date