

**Planning Commission Minutes**  
**Monday March 23, 2026**  
**5:00 pm**

**Open regular meeting**

Matthew Moore opened the meeting at 5:01

**In Attendance:**

**In Person:** Matthew Moore (Chair), Michele Carlson

**Via Zoom:** Cheryl LaFlamme

Absent: Brian Holt, Erik King

**Others Present:**

**In Person:** Alex Miller (Zoning Administrator), Jason DuBac, Jake Moore, Jon Hurdle

**Via Zoom:** Sue Westa (WRC)

**Additions to the Agenda:** None

**Public Comment:** None

**Approve Minutes:** 03/09/2026

*Cheryl made a motion to approve the minutes of March 9, 2026*

*Michele second; all in favor*

**Town Plan – Review**

1. Timelines discussed related to Town Plan Update

- Matt Bachler will attend the next meeting on April 13<sup>th</sup> to review updated Land Use Map and Act 181.
- Second community meeting to update on draft sections of Town Plan is set for May 11 during regular Planning Commission meeting time.

2. Sue Westa from Windham Regional provided draft of chapters 4 and 5 based on comments from last meeting.

- Chapters:
  - #4. Housing
  - #5. Economics

PC will continue to communicate with Sue of any questions or comments about these draft chapters.

Sue Westa began review of goals and action items for Natural Resources and Flood Resilience sections of the new Town Plan update. Highlights discussed from these chapters and goals include:

- List of towns natural resources and features
- Preservation of large tracts of forested and open lands
- River and stream management conformity with state and federal guidelines
- Wetlands/Ponds and Lakes
- Shoreland Protection Act
- Flood Resilience
- River corridors
- Flood Hazard District
- Infrastructure upsize (culverts)

Sue will be taking over the energy section and will be meeting with the town energy committee and will reach out to the Historical Society president for information on historical chapter.

Next review meeting with Sue is scheduled on April 27<sup>th</sup> to review chapters Historical Resources and Land Use.

**Next meeting: May 11, 2026**

Michele made a motion to adjourn at 6:41, Cheryl second; all in favor

Submitted by: Michele Carlson, Clerk