

PLANNING BOARD MINUTES

8/20/2026

PB members present; Mike Ezell, Dan Bishop, and Sandy Mackenzie

The meeting was called to order at 3:00 pm

Mike E wanted to discuss meeting times but decided to wait until all members were present.

Discussion on changes to fees for hearings and subdivisions. Suggested changes:

1. Subdivision base rate from \$250 to \$300 2. Variance base fee from \$150.00 to \$200.00 3. All newspaper postings from \$175.00 to \$200.00 4. All abutter notices from \$10.00 each to \$15.00 each. **Vote 3-0 in favor** of fee changes.

Selectboard approved changes in meeting on August 26, 2026

Tri-fold discussion ensued. Sandy to write upbeat welcoming end. Sandy was asked to email the revised edition to everyone to review before the next meeting.

Mike B was not present but was supposed to work up revised zoning regulations on motor homes. If he did not complete, please let everyone know.

Mike Ezell tuned into a webinar earlier in the day. Mike reported there was discussion on tiny homes and yurts. Seems to be a hot topic and should be considered in the current draft being worked on.

Sandy brought up the items being left for sale on the corner of Tolman Pond Rd are back and the word is the property owner doesn't mind. Sandy said the Selectboard said there is nothing they can do without an ordinance. Harrisville has one. Mike E proposed an ordinance and says he will see where it can fit in the Zoning regulations.

Mike E said there was discussion in the webinar on the state building code, RSA 755. Right now, it is the only code Nelson has. It could be made stricter but he is

hoping at least the selectboard is including it for signature in the building permit process. He wants to ask Mike B if that is happening.

Sandy said she wanted to run by an idea she has for the Common. She would like to see a large tree planted in each corner for some shade as there are no trees on the property. Maybe benches could be added and it would enable the space to be used more frequently than it is now. Mike E thinks the four corners would not be esthetically pleasing and suggested 4 to 6 sugar maple trees on 2 sides of the property. Sandy is thinking either a warrant article or private fundraiser for the project. She will continue to work on it.

The next meeting will be September 10th, time to be determined. .

- Minutes from last meeting were approved and signed.

The meeting adjourned at 4:42 PM

Respectfully submitted.

Karen Castelli, Planning Board Clerk

Mike Ezell_____

Mike Blaudschun_____

Dan Bishop_____

Sandy Mackenzie_____

Bob Lenox _____

