

Planning Commission Minutes
August 4, 2026

Called to order by Marty Etter

Quorum with Marty Etter, Victor Sherbrook, Tracy Sherbrook, Christin Paglen

Guests: Michael Szymanowski and L. Peter Coutu

6:02 p.m.

Variance (476 Barnes Brook Road): Michael Szymanowski's proposal is to build a new garage (and to convert existing garage into living space).

24 x 36 proposed garage, which is 40' but not 50' (as required) from the setback to L. Peter Coutu's property.

Michael Symanowski indicates that he has no other options due to other setback issues, a pond, and road frontage. There would be no disturbance of the tree line on the ravine bank (on the setback side).

Review of variance language in Zoning By Laws (aloud) by Victor Sherbrook. Abutting landowner L. Peter Coutu indicates that he has no issue with the variance as proposed. Mr. Szymanowski also indicated that his other neighbor, Warren "Sonny" Gorham also has no issue with the proposed garage.

After reviewing variance language and the circumstances, a motion is made by Tracy to accept the variance as stated, Victor seconds the motion, and it is unanimously approved. We feel that he has no other option to build this garage, and it is in keeping with the character of the area and places no burdens on road maintenance for the town, as this is a private driveway/Class 4 road.

Approval of July Minutes- Tracy makes a motion to approve, Marty seconds, so approved.

Town Plan work/review/editing - we work on the transportation section.

Marty makes a motion to adjourn, Tracy seconds, so moved.

Adjourned at 7:37.