# Planning Commission Meeting

## Wednesday, September 2, 2026

Present: Lee Adams, Dan Malloy, Susan Trentham, Amber Durand, Bill Staker, Rob Bernstine

Absent:

Chair Dan Malloy called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

*July 1, 2026*

**Motion** Susan Trentham made a motion, seconded by Amber Durand to approve the minutes from the July1, 2026, Meeting. All in favor, motion carried.

## Action Items:

*File 2026-022 – 59 Basil Ave – Install 12' x 24' Shed*

Property owners were present and answered commission members questions, including conformation of side yard setback and that a driveway was not included.

**Motion:** Bill Staker made a motion, seconded by Susan Trentham to approve File 2026-022 – 59 Basil Ave – Install 12' x 24' Shed. All in favor, motion carried.

*File 2024-025A – Chesapeake Village II – Waiver for 120-6.1.3 Intermittent Stream No Disturbance Buffer and 120-6.1.4 Nontidal Wetland Buffer.*

LGI Homes and their engineers from Morris & Ritchie Associates, MRA, and Geo-Technology Associates, requested and presented findings of fact for a waiver to reduce the intermittent stream and nontidal wetland buffer from 50' to 25'. The state requirement for the buffer is 25'. KCI reviewed the waiver request for the Town and had no objections. Discussion about the requirements for approvals from MDE and USACE. GTA stated that it is a joint permit and it may be determined the USACE will defer to MDE for approval.

**Motion:** Lee Adams made a motion, seconded by Bill Staker to approve File 2024-025A – Chesapeake Village II – Waiver for 120-6.1.3 Intermittent Stream No Disturbance Buffer and 120-6.1.4 Nontidal Wetland Buffer. Majority in favor, Dan Malloy opposed, and Amber Durand abstained, and motion carried.

## Discussion Items

Update was provided by Zoning Administrator, Rob Bernstine, about status of Elementary School revitalization and new playground in Helen Titter Park.

## Zoning Administrator Report:

Report was distributed to the Commission.

**Adjourn:**

**Motion:** Lee Adams made a motion, seconded by Amber Durand to adjourn the meeting at 7:10 pm. All in favor, motion carried.

**An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Robert Bernstine

Dan Malloy, Chair