

ACWORTH PLANNING BOARD MEETING: August 24, 2026 6:30PM — Minutes – APPROVED

PB Present: Rob Vogel, Steve Murray, Frank Emig, Dean Gowen, Mark Goodwin, John Mattson (alternate), Katy Haas (AA, BOS)

PB Absent:

Public, Staff Present: Glenn Elsesser, FM Mulhern, Blake & Kristen Gowen, Nick Osgood

Seat alternate John Mattson, SM, DG seconds. Approved.

SM moves to accept July minutes. JM seconds. Approved.

Mr Mulhern had submitted an application to BOS, for the construction of a TV antenna, which was sent to PB per the Telecommunications ordinance. PB determined this did not fall under said ordinance, and no building application or PB approval needed.

Gowen driveway permit reviewed for Tax Map 254, Lot 14 on Campbell Rd. SM motions to approve, FE seconds. DG abstains. Approved.

With the vacancy due to a resignation, FE motions to make JM a full member, seconded by SM. Approved, opening up a space for a PB alternate.

Review of the initial draft on ConCom proposed zoning, which aims to define Conservation zones, align with Shoreline Protection Act and provide equity for lots along the water.

Review of draft of updated driveway permit application. Suggestions for further updates and clarifications.

Discussion of zoning ordinance language to be in compliance with the state's building code.

Question from Nick Osgood regarding the possibility or options for subdivisions on lot partially on class VI without adequate class V frontage. PB advised there is no option for subdivision, or merging with other non-conforming lot and subdivision permitted by zoning ordinance.

Glenn Elsesser presented a preliminary draft of CIP, outlining 2027 road projects and anticipated costs. Further updates and a more complete plan anticipated for September PB meeting. Discussion of the merits of keeping a road gravel vs paving.

DG motions to adjourn at 8:29PM, MG seconds. Approved.