

Montville Planning Board

Minutes - June 3, 2026

Board members present: Peter Kassen, Greg McDaniel, Bernice Nadler, Karin Look, Charles Fletcher, April Durrett, Cathy Roberts, Bob Delio and Andrew Marshall

Attending: Hannah Hatfield (Admin Ass't), Sharon Hibbard (Select Board member), Cathy Courand and Leslie Woods (Comprehensive Plan Committee), and Matthew Eddy (MCOG Executive Director)

Motion to approve May's minutes unanimously approved.

Matt (Matthew Eddy) spoke of considerations for our Comprehensive plan and future land use. He mentioned potential districts such as residential and commercial. Montville's Subdivision Ordinance is outdated and in need of an update. Minimum lot size could be revisited and needs to be a separate ordinance. The state's Shoreland Zoning Ordinance could also be expanded upon.

The potential business, Mainely Pizza, currently does not seem to be a change of use, thus does not need further review. A motion was made that in accordance with Article II Section 2 H of the Montville Site Plan Review Ordinance, if there are substantial changes they will need to come before the Planning Board for reviews. Seconded and *unanimously approved*.

Discussed CEO's ongoing contact with property owners re: SZO issues at True's Pond (Sullivan property) and Bog Road.

A townspeople contacted Peter with concern that a log cabin was being constructed on Bartlett Stream. It was determined that it was being done by children and not a serious project.

Meeting adjourned at 7:28.

Respectfully submitted by,

Bernice Nadler

Approved
[Signature], chair
8/10/26