

Approved

Orford Planning Board

December 9, 2025 Meeting Minutes

**Town of Orford Planning Board
Meeting Minutes - December 9, 2025, Meeting**

Board members present: Caleb Day-secretary; Ann Green-member; Renee Theall - UVLSRPC; Charlie Smith-selectboard member; Heidi Wilson-alternate; Harry Osmer-alternate.

Board members absent: Paul Goundrey, Mark Adamczyk, Tom Thomson, Ruth Hook, and Kelley Monahan.

Public attending in person: Harry Burgess-Pioneer Land Surveyor, Deb McGoff, Alan Bean, Brianna Bean, Ron Taylor.

Public attending virtually: None.

Charlie S. made a motion to seat Heidi W. and Harry O. to fill Ruth H. & Paul G. seats. Ann G. seconded. All in favor. We have a quorum.

Charlie S. made a motion to seat Ann G. as chair for this meeting. Caleb D. seconded. All in favor.

Item 1: Conceptual Minor Subdivision for Map 8-95 Lot 8: Harry Burgess - Pioneer Land Surveying representing Deb McGoff presented a conceptual plan to the board for a minor subdivision—map 8-95 Lot 8, located on Grimes Hill Rd., with 4.5 acres. The lot currently has a salvage yard and a home. The proposed subdivision would create two lots to separate the house from the salvage yard. Harry B. confirmed that surveying would be done before application, and perc tests would be conducted on both proposed lots, as they are less than 5 acres. Caleb D. asked if both lots would have 50ft of road frontage. Harry B. confirmed both lots would have 50ft road frontage. Harry B. stated the application would be filed for the January meeting. Renee T. reminded Harry B. of the board's decision to move up the deadline for next month's meeting due to the holiday season. Renee T. asked when the lot was created. Harry B read from the deed that it was most likely created in the 1950s-60s. Harry O. asked if there had to be a perc test done on the salvage yard. Harry B. confirmed perc tests will be done on both proposed lots. The board thanked Harry B. and Deb M. for coming to the conceptual.

Other Business: Alan Bean, representing Ron Taylor, asked the board for some clarification on proceeding with a subdivision. Alan B. confirmed he had reached out to Pioneer Land Surveying to help with the application. Ron Taylor owns approximately 128 acres (Map 8 Lot 31) on 25A. Alan B. stated they planned to subdivide 24.5 acres from Lot 31 for a house lot. Ann G. clarified that we couldn't hear an application tonight, as an application hasn't been received. Ann G.

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confirmed both lots would have 50 ft road frontage. Alan B. and Ann G. discussed that the proposed lot could be in current use with a house. The board recommended working with Pioneer Land Surveying and using the checklist on the application in order to fulfill all the necessary information for the future application. Renee T. asked if there are any restrictions on the deed. Alan B. confirmed no restrictions on the deed.

Item 2: Review minutes from the November 18th meeting: Caleb D. made a motion to review the minutes from the Nov 18th meeting. Harry O. seconded. As most of the board members present were not present at the last meeting, the board pushed approving the Nov 18th minutes till the January meeting.

Item 3: Cell Tower Ordinance Discussion: The board members acknowledged the rough draft cell tower ordinance created by Mark A. No copies were present, as it had been sent shortly before the meeting. Heidi W. stated she didn't want the board to move too quickly on drafting an updated cell tower ordinance for the 2026 Orford town meeting. The deadline for late January is too fast to allow for the board to complete its research and draft an updated cell tower ordinance to be voted on by the town. The board discussed the schedule for drafting an updated ordinance that would involve a public hearing before being on the ballot at Orford's town meeting. Charlie S. asked if there should be a public forum to garner more public input on the cell tower ordinance. The board agreed to discuss at the next meeting. The board discussed the need to review research that had been shared and to wait for more members to be present for discussion. Ann G. asked that the cell tower ordinance discussion be moved to next month's agenda and tasked the board with reviewing Orford's current ordinance, as well as other towns' ordinances shared with the board. Caleb D. asked if there should be a subcommittee formed to work on a cell tower ordinance that would be ready for the town meeting in 2027. The board agreed to continue researching the topic for next month's agenda. Charlie S. reminded the board again of his research on public health regarding cell towers and electromagnetic frequency waves. The board also discussed the safety concerns for areas with no service currently in town.

-Review any invoices/mail: No new invoices/mail
Respectively submitted, Caleb Day, Orford Planning Board Secretary.

Tentative Meeting Agenda for January 13th, 2026, 5:30 PM Town Offices

- Review November 18th Meeting Minutes
- Cell Tower Ordinance Discussion

Caleb D made a motion to adjourn the meeting at 6:27 PM. Heidi W. seconded. All in favor.

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