

Approved

Orford Planning Board

July 14, 2026 Meeting Minutes

**Town of Orford Planning Board
Meeting Minutes - July 14, 2026, Meeting**

Board members present: Paul Goundrey-chair; Ruth Hook-vice chair; Caleb Day-secretary; Kelley Monahan-member; Charlie Smith-selectboard member; Heidi Wilson-member; Harry Osmer-alternate; Rick Ullrich; Renee Theall-UVLSRPC.

Board members absent: Tom Thomson

Public Attending: none.

Paul G. called the meeting to order at 5:35 PM. We have a quorum. Paul G. made a motion to seat Rick Ullrich for Tom T.'s seat.

Item 1: Review Minutes from June 9th Meeting: Ruth H. made a motion to approve the minutes. Kelley M. seconded. All in favor.

Item 2: Cell Tower Subcommittee Update: Heidi W. updated the board on the progress being made by the committee. They have been working on updating the ordinance and will have a completed draft of the amended ordinance by the September meeting. Rich U. asked if there are just minor edits as previously stated in the minutes. Heidi W. confirmed there are some major edits to comply with state/federal laws. The board discussed the bonding section as well as the process of an application for a cell tower and which board it comes before. The board also discussed the process of getting the amended ordinance to ballot. The board will need to have a public hearing with a strike-through version of the ordinance. If changes need to be made, there is a possibility of another public hearing prior to being summarized for a warrant article at Town Meeting 2027. The board also discussed existing antennas or communication structures in town. The board discussed an existing antenna on Dublin Rd. and wondered if it was for ham radio. Ruth H. asked if there is a registry of antennas in each town? The board thanked the subcommittee for the update.

Item 3: Floodplain Ordinance & Process: Paul G. had reviewed the differences between the 2016 and 2024 versions of Orford's floodplain ordinance and noted the difference was the updated map panel numbers. The board discussed and confirmed the 2024 ordinance had never been voted on at recent town meetings, so it is just a draft. Paul G. confirmed that the ordinance would also need to be updated once the Connecticut River maps were revised by 2027. The board discussed whether to vote on amending the current 2016 ordinance with the 2024 draft or wait till the updated maps are released in 2027. The board decided to vote on this at next month's meeting. Renee T. to reach out to OPD for a strike-through version of the ordinance.

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Item 4: Review Waiver Requests Process: The board acknowledged the examples sent and will review for next month's meeting.

Other Business: Renee T. handed out binders to members that needed them.

The board discussed the need for one more alternate member for the board.

-Review any invoices/mail: none.

Respectfully submitted, Caleb Day, Orford Planning Board Secretary.

Tentative Meeting Agenda for August 11, 2026, 5:30 PM Town Offices

- **Telecommunications subcommittee update**
- **Review Waiver Requests process review**
- **Floodplain Ordinance**

Ruth H. made a motion to adjourn the meeting at 6:43 PM. Heidi W. seconded. All in favor.