



Planning Board Meeting Minutes

Wednesday February 11, 2026

Meeting called to order at 6:00 PM.

Board Present: Alecia Loveless, Jerry Blanchard, Linda Moore and Sean Gawlik

Board Via Zoom: Sally Fitzgerald

Board Absent: Rob Gilgen, April Hibberd

Public Present: Matt McKinnon

Minutes: Linda Moore made motion to approve the January 14th minutes, seconded by Jerry Blanchard as amended. All in favor. Motion carried

Continued Business: None

New Business:

Condominium Ownership Subdivision Application – Map 203-023-1- District 1

Andrea Galanto & Peter Murphy requested final review and approval of a subdivision application to convert an existing duplex into a two-unit condominium form of ownership located at 48 Pine St.

The Chair explained that the proposal does not involve new construction or alteration of the existing structure. The duplex is already constructed on a 0.92-acre parcel created by a prior subdivision approved April 9 (2.59 acres split into 0.92 acres and 1.67 acres). The request is solely to change the form of ownership to allow separate conveyance of each dwelling unit. The Board reviewed the application for completeness.

Liz Emerson explained that under RSA 356-B:5, municipalities may not regulate condominiums differently from physically identical developments solely due to the condominium form of ownership.

Motion: Linda Moore made motion to accept the application as complete. Sean Gawlik seconded. All in favor, motion carried.

The Chair called for public comment. Matt McKinnon (abutter) raised concerns regarding whether condominiums are specifically listed as a permitted use in District I as the Zoning Ordinance doesn't clearly state that condominiums are allowed and if so, the potential long-term implications related to density.

Liz Emerson read RSA 356-B:5 into the record, explaining that zoning regulations cannot prohibit a project solely because it is a condominium ownership and that land use regulation is based on physical impacts rather than ownership structure. A two-family dwelling is an allowed use in

District 1; the duplex has already been erected. The application was submitted to change the ownership only.

The Board acknowledged the concern and indicated that future zoning ordinance clarification may be warranted to define two-family dwelling.

The Board reviewed findings of fact consistent with RSA 356-B:5 and the Subdivision Regulations. Condominium ownership does not alter the physical use of the land. There is no change to utilities, drainage, grading, or site layout, no alteration of frontage, no creation of new lots, no increase in municipal service demand, no increase in dwelling units, no new roads or access points, no change in traffic or parking demand, the proposal complies with the Zoning Ordinance and that the impacts are not different in nature or degree from the pre-conversion use. The board members noted that the proposal is a change in form of ownership only, and State statute governs non-discrimination regarding condominium ownership.

The Zoning Ordinance may benefit from clarification in future amendments to avoid ambiguity.

Motion: Linda Moore made motion to approve the subdivision application (Condo SD-2026) for conversion of the existing duplex at Map 203, Lot 23-001 into a two-unit condominium form of ownership. Jerry Blanchard seconded. All in favor, motion carried.

Other Business: None

The Chair called for any further questions or comments from everyone present. Hearing none, she called for a motion to adjourn.

Motion: Jerry Blanchard made motion to adjourn. Sean Gawlik seconded. All in favor, motion carried.

Meeting adjourned at 6:27pm.

Respectfully Submitted,

Liz Emerson

Interim Planning & Zoning Clerk