Town of Watson – Planning Board – May 6, 2026

Members Present: Nettie Prusinowski, Judi Houppert, Nicole Black, Daryl Lehman and Dan Root Absent: None

Guests: Mary Misek, BW Hunt, Michelle Ward and Darrell Miller

The meeting opened at 6:43 PM. The agenda was reviewed by Nettie. It was accepted by motion made by Dan and seconded by Daryl. Yays: Nettie, Judi, Nicole. Nays: None

The minutes of the April 1, 2026 meeting were reviewed. Motion made by Dan to accept minutes with no changes and seconded by Daryl. All in favor. Yays: Nicole, Judi, and Nettie Nays: None

APPLICANTS: Miller's Special Use Permit, application number 214.03-01-10.112. Ben Manning recommended Darrell come to the Town of Watson Planning Board to request a change of use for the old retail store. Darrell desires to remodel and make that space into a place to sell retail items and to sit and enjoy BBQ and other food items that are for sale at the establishment. Nettie will check to ensure the proposed location is not in the 100 year flood plan. Dan made a motion to accept the special use permit, seconded by Daryl. All in favor. Yays: Nettie and Judi, Abstained: Nicole

Nettie completed the General Municipal Referral Form and provided Michelle Ward to provide to the county planning board. Michelle Ward will ask the county for clarification if an agricultural data statement is required for this application because of the agricultural property located across the river from Darrell's property being discussed.

BUSINESS TO DATE: None

DISCUSSIONS: New Forms Review: Notification Letter to Abutters, Special Use Permit Application, Agricultural Data Assessment, Minor Subdivision Application Packet, Major Subdivision Application Packet, and Checklist for Special Use Application and Affidavit of Property Ownership were reviewed. Michelle Ward will make the recommended changes from the board. The forms will be reviewed again at the next planning board meeting.

These forms will be presented at the next board meeting for approval by the board.

Benjamin Manning: None

ADJOURNMENT: With no further business, motion made by Nettie and seconded by Judi to adjourn the meeting at 8:13pm. All in Favor: Nicole, Daryl, and Dan Nays: None

Minutes by Nicole Black, Planning Board Member

NEXT MEETING

June 3, 2026