

## Appleton Planning Board

January 12, 2026 Meeting minutes

Present: Board members Ed Carroll, David Kelley, Dan Wyman  
Code Enforcement Officer Peter Conant

- 1) The December meeting notes were approved.
- 2) Appleton Dental Hygiene. Brittany Tyler appeared before the Board to continue to review plans for a dental hygienist's office located in proposed new construction at 45 Chaples Rd.

Ms. Tyler presented and the Board reviewed updated site plan, elevation sheet, and floor plan of the proposed building. Ed Carroll noted that the Road Commissioner had approved application with no issues, and that the Fire Chief's approval was pending. Ed Carroll moved that the Board find the application complete and final, pending the Fire Chief's approval, and the motion passed unanimously.

Ed Carroll moved that the Board schedule a public hearing on the application at the next scheduled Board meeting, February 9, and the motion passed unanimously.

Ms. Tyler agreed to handle notice to abutters and there was a review of which abutters needed notice and content of the notice letter.

- 3) David Flanagan appeared to continue discussion of a planned subdivision of the former Grover McLaughlin Town Forest Lot on West Appleton Road-Map 8, Lot 15. This is a 17 acre lot that would be divided into 4 roughly equivalent parcels, all with adequate frontage on West Appleton Road. Mr. Flanagan presented a preliminary subdivision survey which the Board reviewed. PERC tests are pending. Peter Conant stated that there is no shoreland involved. Mr. Flanagan was seeking guidance from the Board that the proposed subdivision appeared compliant and the Board felt that the plan was compliant. Mr. Flanagan will return at the March Board meeting with a formal

survey to be reviewed. Notice to abutters would be required but no public hearing.

4) Adjourned.