

Minutes accepted and approved.

Motion made by: Jaeger

2nd by: Lane

In Favor: 4 Opposed/Recused: 0 Absent: 0 Vacant: 1

Signed and Dated: *Sandra Allen 5/18/2023*

Town of Windham Planning Board Meeting

Thursday, April 20, 2023

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nate Holdridge
Thomas Poelker (via phone)
Recording Secretary, Sandra Allen

Board Members Absent:

Also Present: Harold Benjamin, Chad Thompson, Scott Ouimet, Ross Caridi, Thomas Hoyt, Liz Saunier, Malgorzata Pedziwiatr, Evan Schieren, Darren Elsom, Brendan Dougher, Marianne Brigham, Robert Giordano, Illegible, Marc Farmilette (see attached 1)

Chairperson called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Chairperson Jaeger welcomed Nate Holdridge and introduced him to the public as a new Board member.

Jaeger stated for the record that member O'Grady resigned, and the Board thanks him for his service and contributions.

Poelker joined via phone but did not participate in voting.

PUBLIC HEARING - SITE PLAN: Or Not Apartments Robert Giordano 128 South Street TM# 95.00-1-20. Notice was read for the record. Received certified mail receipts. Project was presented to the public. Two story connection to existing building, six apartments – 5 one bedroom and 1 two bedroom. Paved and gravel drive and parking area. Received sewer approval and will be receiving water approval. Four-yard dumpster, and snow removal shown on map. The proposed siding is stained wood. Motion to close the Public Hearing was made by Lane, seconded by Jaeger with 3 in-favor, 1 absent, 1 vacant.

PUBLIC HEARING - SUBDIVISION: Lysy Mill Street TM# 78.00-1-6.112. Read Notice for the record. Waiting for certified mail receipts. Reviewed the project for the public. Received DEP Approval Letter and SHHPO comments. Beaver dams were not disturbed, and pictures added to the file and there was no evidence of disturbance in the area. Electric will be buried and will not disturb and any neighbors electric and poles. Neighbors' concerns were about the water from the pond and runoffs and concerned about the addition of all the driveways because some do not have great visibility. Ouimet informed the concerns about the water stating that there will be no disturbance in the wetlands area. And the line of sight for the driveways will be reviewed again.

LOT-LINE ADJUSTMENT: Kevin Durkin. Reviewed the map, Received Approval Letter from Town Attorney. Maps were sign and stamped.

SIGN PERMIT: Christman's application was misplaced, and applicant agreed to fill in a new one. Sign is freestanding, two sided, 5'3" x 5, 26 sq ft, half the sign is maroon background with white letters & other half white background with black letters. Applicant is proposing changing wording at the bottom of the sign. Sign laws will be reviewed regarding laws pertaining to signs with changing wording.

SIGN PERMIT: Gucciardo corner of 296 & South St. There are two identical signs, applicant says they will be temporary and will be amenable to changing or taking down the signs if finding the buyer takes a long time. Signs are red, white, and blue, freestanding, double sided, fits the largest legal size. Lane stated that the sign is unattractive and doesn't fit with the town. Motion to approve as presented was made by Jaeger, seconded by Holdridge with 3 in favor, 1 absent and 1 vacant.

SITE PLAN: Andrew Pax 117 Thunderbird Terrace TM# 78.18-1-4. Applicant is adding an 800 feet addition to the existing single-family home. Reviewed documents and maps. Within boundary setbacks. Motion to set Public Hearing for May 4th at 7:00 PM was made by Jaeger, seconded by Lane with 3 in favor, 1 absent and 1 vacant.

SITE PLAN: Yevhan Lysy Mill Street TM# 78.00-1-6.112. This property is in the process of subdividing the property into 5 lots. The proposed site plan project is 5 log cabin style homes. Each structure is 65+ feet from boundaries so well with setback parameters. Reviewed the documents and maps. It was suggested that there be one combined driveway instead of 5 separate driveways. Motion to set Public Hearing for May 4th at 7:10 was made by Jaeger, seconded by Holdridge with 3 in favor, 1 absent and 1 vacant.

SITE PLAN: Evan Schieren Windham Escape LLC, Route 296 TM# 96.00-1-14. Received comments from Delaware Engineering, Applicant will be addressing the concerns. Firetruck turnarounds have been added as requested. There will be one large dumpster for all the units with no exterior, individual trash cans. This Board will walk the site in groups of two.

SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Received Lead Agency packets to be mailed out. Proposed project is four townhomes. Has access to Town sewer and water. Reduced the footage of each structure and parking areas. Questions about wetlands and setback laws. Setback laws are 10 feet from common land therefore each structure needs a 10ft buffer around it, as well as the setbacks for entire lot. Escrow is established and applicant will be applying for Edu's from the Town.

MINUTES REVIEWED: Tabled.

Meeting was adjourned at 8:37 PM on a motion by Member Jaeger, seconded by Member Lane with 3 in favor, 1 absent and 1 vacant.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: April 20, 2023

Please Print Your Name Clearly (Name Only)

HAROLD BENJAMIN	
CHAD W THOMPSON	
Scott Orinnet	
ROSS CARIDI	
THOMAS HOYT	
LIZ SAUNIER	
MALGORZATA PEDZIWIATR	
Evan Schieren	
DANARA RUSOM	
Brendan Dagher	
Marianne Brigham	
Robert Girardus	
RCW	
Marc Farmillette	