

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Jaeger

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

Signed and Dated: *Sandra Allen 9/7/2023*

Town of Windham Planning Board Meeting
Thursday, August 3, 2023

Board Members Present: Chairperson: Thomas Poelker
Members: Lisa Jaeger, Nate Holdridge, Claudia Lane, Mike Troccoli
Recording Secretary, Sandra Allen

Board Members Absent:

Also Present: Joan Morales, Robert Goff, Marianna Leman, Evan Schieren, William MacGraff,
Scott Ouimet, Phyllis Parrish, Nunzio BeBehner, Karen Natteo, Richard
Kreshtool, Hervey Wolters, Rosalinda Wolters, Nancy Alex, Jonathan Gooqs,
Tim Adams (see attached 1)

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

Lysy Mill Street TM# 78.00-1-6.112. Maps with approved language were signed and stamped.

PUBLIC HEARING - SITE PLAN: Evan Schieren Windham Escape LLC, Route 296 TM# 96.00-1-14.
Notice was read for the record. Received certified mail receipt for abutters, the requirement is 500 feet so
Ouimet will mail to remaining list, the Public Hearing will remain open. Presented the project to the Public.
Goff asked what the reasoning is for building so many tiny houses and suggested other types of structures.
MacGraff, spoke of a contingency concerning Town Water hook-up, that a large project could only have
rights if there well could also help supply the water system when Windham's water supply gets low. Ouimet
stated that the Town has a well on this property and that when water permits are granted it says that there
is substantial capacities to supply the project. Public had questions about the road access. Access will be off
296 the entrance on Brooksburg will only be for maintenance and will not connect to the other road. The
roads have turnarounds for emergency vehicles. The road is privately owned and maintained by the owner.
The tiny homes will be short-term rental, no longer than six weeks with no minimum night stay required. A
gentleman questioned noise control and was informed that there is a Town ordinance. How will there be
control of the amount of people and cars on the property. There will be rules and regulation agreements
which will state no more than two cars allowed per unit, no garbage outside, no communal gathering area,
maintenance will be on property to enforce regulations and to maintain the property and the garbage pick-
up. The commitments from others continued to be about the roads, noise, wetlands, views and how will
rules/regulations be followed. Motion to continue the Public Hearing at the August 17th meeting was made
by Poelker, seconded by Lane with an all in favor.

SIGN PERMIT: Jordan Sakni – Windham Luxury Suites State Route 296. The sign is already erected,
applicant is a no show.

SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Received a completed engineering design. There were some concerns from a few Board members regarding too many people and cars for the size of the lots. Reviewed the landscaping design. Motion to set Public Hearing for August 17th at 7PM was made by Poelker, seconded by Troccoli with in all in favor.

MINUTES: Motion to approve the May 18th minutes was made by Lane, seconded by Jaeger with an all in favor. Motion to approve the June 15th minutes was made by Jaeger, seconded by Holdridge with an all in favor. Motion to approve the July 6th minutes was made by Lane, seconded by Troccoli with an all in favor. Motion to approve the July 20th minutes was made by Jaeger, seconded by Lane with an all in favor.

Meeting was adjourned at 8:55 PM on a motion by Jaeger, seconded by Lane with an all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL

Town of Windham Planning Board

Attendance Log

Date: August 3, 2023

Please Print Your Name Clearly (Name Only)

Joan MORACES	
Robert Goff	
Melina Maridna ^{Lemon}	
Evan Schieren	
William C. MacGregor	
Scott Quinet	
Phyllis PAERISH	
NUNZIO De Gregorio	
Joseph Belschner	
Karen Matteo	
Richard Kreshtool	
Henry Walters	
Rosalinda Walters	
Nancy Alley	
Jonah Stiles	
Tim Adams	