

Minutes accepted and approved.

Motion made by: Lane

2nd by: Troccoli

In Favor: 5 Opposed/Recused: 0 Absent: 0 Vacant: 0

Signed and Dated: *Sandra Allen 4/16/2024*

Town of Windham Planning Board Meeting
Thursday, April 4, 2024

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

Board Members Absent:

Also Present: Anne M Brabazon, Liz Saunier, John Pumilia, Samantha Cummings, Paul
Carlucci, Linda Carlucci, Michael Bolton, Robert Lamont, John Desposito, B
Dougher, Jon Licurse

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

PUBLIC HEARING/SITE PLAN: James Morzillo, 20 Brook Hollow Lane, TM# 78.00-7-5.112. Read the Notice for the record. Received certified mail receipts. Liz Saunier recounted the project for the Public. Single Family residence, 3-bedroom, chalet style house, wood siding, earth tones, 1.1 acres, soil testing was done w/DEP, septic and well, it meets setbacks. Reduced the square footage by approx. 400 sq ft, as requested, which will limit the potential of adding more bedrooms in the future. Saunier also informed the Board that there is room to expand the septic if more bedrooms are added in the future. The Public asked about number of bedrooms and square footage and were invited to the front to review the map and floor plans. Received the septic plan, as requested. There is parking for 3 with a K turn. A Road Maintenance Agreement was suggested because it is a private road. Requested the size of the proposed plants. The Public Hearing will remain open due to the snowstorm.

SITE PLAN: James Morzillo, Kingswood Lot 4, TM# 61.00-9-4. Read the Notice for the record. Received certified mail receipts. Liz Saunier recounted the project for the Public. Single family residence, ranch style house, 1.36 acres, 1 story w/walk-out, 4-bedroom, septic, well. Reduced the square footage by approx. 500 sq ft, as requested, which will limit the potential of adding more bedrooms in the future, change a portion of the basement to crawl space instead of a fully finished basement. No Public in attendance for this project. Saunier also informed the Board that there is room to expand the septic if more bedrooms are added in the future. This Board has concerns with the size of the structure and the limited parking, as well as increasing the septic in the future because there is no way of knowing/policing rooms being changed to bedrooms. Received approved septic plans as requested. The Public Hearing will remain open due to the snowstorm.

SKETCH PLAN: Paul Carlucci, Stoney Hill Pass. Detached two car garage, no water only electric, two-story build. The Carlucci's bought the lot next to their existing lot, both lots are 1.3 acres each. Requested a map of the lots with setbacks and where all existing lots. This Board suggested combining the lots which would

make the lot 2.6 which would mean the two-car garage does not require Planning Board approval and the placement of the garage would not be dictated by setback laws. It is suggested that Carlucci speak to the Town Assessor.

SKETCH PLAN: Robert and Carol Lamont, Tramonto. Single family, 2800 sq. ft., four bedroom, 1.24 acres, 84 feet from the road, Town sewer, well water, gray and white modern farmhouse. Living space upstairs with bedrooms downstairs. All healthy trees will stay. Reviewed the deed, maps, and documents. Saunier will speak to the Town Highway Supervisor about moving the driveway. Motion to set Public Hearing for April 18 at 7PM was made by Troccoli, seconded by Holdridge with all in favor.

MINUTES: Tabled

Meeting was adjourned at 7:50 PM on a motion by Jaeger, seconded by Lane with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary