

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Poelker

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

Signed and Dated: *Sandra Allen 6/20/2024*

Town of Windham Planning Board Meeting

Thursday, May 16, 2024

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

Board Members Absent: Claudia Lane

Also Present: David Murphy, Darrin Elsom, Brendan Huges, Scott Ouimet, G Harvey, Scott Jaeger, Liz Saunier, Brendan Dogher, Jordan Sakni, Adam Yagelski, Ziad Barghash, Anthony Barghash, Bette Rhoades, Jon Licurse

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

PUBLIC HEARING/ MINOR SUBDIVISION: Maganias & Sparta Nauvoo Road, TM# 62.00-1-49 & 62.00-1-50. Read Notice for the record. Received certified mail receipts. Received authorization to represent. Reviewed project is subdividing 2 lots into 3 lots of equal acreage. Entire parcel is 57.85 acres with one lot being 38.52 acres and the second lot being 19.28 acres into 3 lots all becoming 19.28 acres. No Public in attendance for this project. Motion to close the Public Hearing was made by Poelker, seconded by Holdridge with all in favor. Motion to approve was made by Jaeger, seconded by Poelker with all in favor. Maps were signed and stamped.

LOT LINE ADJUSTMENT: Barber 831 Mitchell Hollow Rd. Received approval letter from Town Attorney. Motion to approve was made by Jaeger, seconded by Troccoli with all in favor. Maps were signed and stamped.

LOT LINE ADJUSTMENT: Brady/Maldonado 5618 State Route 23. More research must be done on this lot line adjustment. Continued research on the wording needed for the map.

SITE PLAN: Bette and Robert Rhodes 345 County Route 56 TM# 97.00-4-32. Project is to add a 16 x 24 utility shed to the lot, no electric or water, placed on crushed stone, meets set back requirements. Motion to set Public Hearing for June 6 at 7 PM was made by Jaeger, seconded by Troccoli.

SKETCH PLAN: David Murphy. Proposed project is to erect a cell tower. This Board requested more information as follows: the exact location of the lot and the location of where the tower will be located on the lot, permission letter from the landowner to construct the tower, more detailed information regarding the tower itself.

SITE PLAN AMENDMENT: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. The design of the house has changed, it will be smaller footprint and a style more fitting to the area. Motion to approve the amendment was made by Poelker, seconded by Troccoli with all in favor.

SITE PLAN and SIGN PERMITS: Jordan Sakni, Haus Windham 218 St Rt 296, TM# 96.00-1-41. There is still an issue with a minimum 400 sq ft requirement as opposed to the 200 sq ft structures he has erected, discussed options to correct this issue. Poelker will speak with the Town Attorney regarding this matter.

SITE PLAN: Lysy Mill Street TM#s . Because of radical changes to the original site plans an escrow of \$10,000.00 per site plan will be required.

SITE PLAN UPDATE: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 32 lots of varying acreage. KEA submitted updated plans to this Board and Delaware Engineering. KEA requested meeting with Delaware outside of the meeting. Is a deep dive septic review needed.

MINUTES: Motion to approve May 2nd minutes as made by Troccoli, seconded by Holdridge with all in favor.

Meeting was adjourned at 8:40 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary