

Minutes accepted and approved.

Motion made by: Jaeger

2<sup>nd</sup> by: Holdridge

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

Signed and Dated: *Sandra Allen 9/5/2024*

## Town of Windham Planning Board Meeting

Thursday, August 1, 2024

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

Board Members Absent: Claudia Lane

Also Present: David Elua, Scott Ouimet, Liz Saunier, Adam Yagelski, Allyson Phillyps, Julia Evola, Denise DeBernardi, Jason Winocour, George Elua, M Carey, Jon Licurse, Vincent Angiolillo, Chip Seamans, Brendan Dougher, Barbara Wojaczek

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

MINUTES: Motion to approve July 18 minutes was made by Jaeger, seconded by Poelker with 4 in favor and 1 absent.

SIGN PERMIT: Windham Mountain Club. Five already placed signs all five signs meet the Town sign laws regulations. First, entrance to Windham Gulf Club, motion to approve was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. Second, entrance to Windham Mountain Club, motion to approve was made by Holdridge, seconded by Poelker with 4 in favor and 1 absent. Third, intersection of St Rt 23 and South St near Chicken Run, motion to approve was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Fourth, 5220 St Rt 23 across from Winwood Inn, motion to approve was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Fifth, entrance to Hamilton Staff House, motion to approve was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

SKETCH PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom A-frame houses for family and guests. The lot is 60 acres with an existing single-family residence. The guest houses will be on 3.5 acres on the farther end of the lot with existing large trees as a buffer with the neighbors on adjacent lots. This Board needs to take into consideration that these new structures could be used not only for personal family and friends' use but also as income properties. This Board suggested possibly adding only one structure with several bedrooms for its guests. Requested copy of the deed, full site plan.

Motion to recess at 7:38 was made by Jaeger, seconded by Poelker with 4 in favor and 1 absent.

Motion to reopen at 8:09 was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Reviewed SEQRA, classified as Type I action. The FEAF is available on the Town website for the public to review. Motion to set Public

Hearing to be held at the Centre Church on August 15 at 7:00 PM was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

Meeting was adjourned at 9:47 PM on a motion by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL