

Minutes accepted and approved.

Motion made by: Poelker

2nd by: Troccoli

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

Signed and Dated: *Sandra Allen 12/19/2024*

Town of Windham Planning Board Meeting
Thursday, December 5, 2024

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

Board Members Absent: Nathan Holdridge

Also Present: See attached

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

Motion to recess at 7:00 PM was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Motion to reopen at 7:11 PM was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

MINUTES: Motion to approve November 21, 2024 minutes was made by Lane, seconded by Troccoli with 4 in favor and 1 absent.

SEQRA PUBLIC HEARING/SITE PLAN/SUBDIVISION UPDATE: Allan Yarmulnik, Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Subdivide 108 acres into 7 lots, the existing lot line will be eliminated, with a private road. It was explained that a SEQRA public hearing is a courtesy not mandatory public hearing and this Board does it to hear concerns from the public for a more thorough examination of the project, there will be a further mandatory public hearing. Read notice for the record. Received certified mail receipts. Reviewed project for the Public. Mr. Yagelski from Delaware Engineering explained the purpose of a SEQRA public hearing and that others would follow. The Public comments and concerns included wetlands, the beavers, the elevation, will any of the homes be affordable housing, and are all the lots accessible for fire rescue. Motion to close the Public Hearing was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. There will be no HOA but will have a road maintenance agreement.

SITE PLAN: Bjorn Boyer, Eastwind TM# 79.00-4.1.1. The project is to rebuild the main building, it will be located in a different location and going from 5 rooms to 11 rooms. Building will be prebuilt off location and set further back on the property off the road. Will be granted Town water and sewer additional EDU's after payment. Building will be on a cement slab. Motion to set a Public Hearing for Dec 19 at 7 PM was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

SITE PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom, 1,500 sq ft 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 at the far end of the lot with existing large trees as a buffer with the neighbors on

adjacent lots. Reviewed comments from Delaware Engineering. Delaware Engineering requested additional information from the applicant.

UPDATE SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Reviewed revisions and timeline for the Town Houses and Lodge Parking area. Discussed parking areas and road access, crosswalk for the safety of foot traffic from parking area to Lodge area. Reviewed signage, gating off maintenance roads, curbs, fire truck access and turn arounds in cul-de-sacs, and school bus drop-offs. Discussed the ROW for Adaptive Sports Foundation and Wintergreen Club, it was noted a separate agreement between parties is being worked on. Motion to classify as Unlisted Action, having gone through a coordinated review, declare Board as Lead Agency was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent.

CONTINUED PUBLIC HEARING SUBDIVISION/SITE PLAN: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 30 lots of varying acreage. The Public again expressed their major concerns regarding water and how 30 new wells would affect the quality and quantity of the water supply, the sewage and the proximity of the leech fields to neighboring lots, additional traffic. Motion to close the Public Hearing was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

Meeting was adjourned at 10:14 PM on a motion by Poelker, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: December 5, 2024

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
James McCabe	Bjorn Boyer
Scott Quinn	Kathie Johnson Schwajze
Catherine McShane Russ	Richard Tolman ASSESSOR
George Elan	END BARKHART
Janet McCullough	Chip Seamans
Anne Oakly	Bob Blakeslee
Eddie Oakly	Frosty Blakeslee
Nancy Sheridan	Elizabeth Gross
Jim Sheridan	Jonathan Gross
Ken Bowley	Rick Horsch
Pat Blain	JANE FRIEDENSON
Linda Sallie	John M. [unclear]
Edward Sallie	Mackenzie Holdridge
THOMAS HOYT	
David Liatti	
DANNEN PULSON	
Zeta Pitti	
Isabel Pedrick	
Jacob Schwartz	
Megan Carroll	
Devin Schlosser	
DUSAN POPOVIC	