

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Holdridge

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

Signed and Dated: *Sandra Allen* 2/6/2025

Town of Windham Planning Board Meeting
Thursday, January 16, 2025

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

Board Members Absent:

Also Present: See attached

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

Motion to recess the meeting at 7:01 PM was made by Troccoli, seconded by Holdridge with all in favor.

Motion to reopen the meeting was made by Lane, seconded by Troccoli with all in favor.

MINUTES: Motion to approved Dec 19, 2024, minutes was made by Troccoli, seconded by Holdridge with 4 in favor and 2 absent.

SITE PLAN: Bjorn Boyer, Eastwind TM# 79.00-4.1.1. Rebuild the main building 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 main road on a cement slab. Town water and sewer additional EDUs approved. Mr. Boyer addressed night photos showing the lighting situation sent to this Board showing. He agreed to change the lampshades in the parking lot area to cover the bulb, adding dimmers and timers to the pathway lights and connecting with his neighbors to discuss further landscaping to block headlights going to and fro on the long driveway. Motion to approve with the following conditions: parking lot lampshades will be down lighting, dimmers on pathway lights along with timer and foliage added to blocks headlights was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN: Lysy Mill Street. Addressing the corrections to lot 5 and the new house. Moving the dumpster to the rear of the building with a stockade in similar material as the building blocking it from view, have added window treatments to block lighting from inside the house, will change all exterior lighting to dark sky compliant lighting and adding 5- 6 evergreen trees 4' – 6' tall. This Board feels more trees are needed and the dumpster needs to be moved immediately.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Further Adventure Park and Residential component review of Delaware Engineering's comments. Received copy of submission

submitted to DEP on thumb drive, DOH approval for the water and sewer improvements to the Adventure Center.

Windham Mountain Master Plan documents are available on the Town Website at:
<https://townofwindhamny.com/boards/planning-board/>

Meeting was adjourned at 8:49 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL

Town of Windham Planning Board

Attendance Log

Date: January 16, 2025

Please PRINT Your Name Clearly (Name Only)

| Name row 1 | Name row 2 |
|-----------------|------------|
| Marc Cormilotte | |
| Grant D. Wilson | |
| DARRIN RUSOM | |
| JOHN LYSY | |
| LIZ SAUNIER | |
| George Elan | |
| David Elan | |
| B. Dougherty | |
| Vincent Angwill | |
| Bjorn Boyer | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |