

Minutes accepted and approved.

Motion made by: Troccoli

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

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

Signed and Dated: Sandra Allen 1/16/2025

**Town of Windham Planning Board Meeting**  
Thursday, January 2, 2025

Board Members Present: Chairperson: Nathan Holdridge  
Members: Mike Troccoli  
Thomas Poelker via phone  
Recording Secretary and Alternate: Sandra Allen

Board Members Absent: Lisa Jaeger, Claudia Lane

Also Present: See attached

Meeting was called to order at 7:00 PM, followed by the Pledge of Allegiance. Chairperson appointed Sandra Allen as alternate.

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

PUBLIC HEARING CONTINUED/SITE PLAN: Guido and Lori Aceto, 95 Mill St, TM# 78.00-5-54. Received certified mail receipts. Read Notice for the record. Reviewed project for the public - a single family, 3-bedroom, 3.5-acre lot, 5647 sq ft, setbacks 45 ft, keeping. Public asked about driveway, applicant stated the house will use the existing driveway. Motion to close the public hearing was made by Troccoli, seconded by Holdridge with 4 in favor and 2 absent. Motion to approve as presented 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 and awaiting payment. Mr. Boyer presented a revised map showing where foliage will be added to mitigate the light from cars on the driveway. Boyer also presented photos from different perspectives on the property to show where neighbors could potentially disturb from path lights and where additional foliage will also be added.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Further Adventure Park review of Delaware Engineering's comments.

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

Meeting was adjourned at 8:05 PM on a motion by Troccoli, seconded by Holdridge with 4 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

