

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Lane

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

Signed and Dated: 3/20/2025

Town of Windham Planning Board Meeting
Thursday, February 6, 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.

MINUTES: Motion to approve Jan 16th minutes was made by Troccoli, seconded by Holdridge with 4 in favor and 2 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Troccoli recused himself due to conflict of interest. Further Adventure Park and Residential component review of Delaware Engineering's comments. Reviewed landscaping changes, road signage, fire vehicle access. Discussed phasing of the project. Motion to approve lot-line adjustment that was approved by Attorney Phillips was made by Holdridge, seconded by Poelker with 4 in favor and 1 recused. Motion to set Public Hearing for the Adventure Park and Residential component on February 20 at 7 PM held at the Windham Centre Church was made by Poelker, seconded by Lane with 4 in favor and 1 recused.

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

SITE PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom, 1,300 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 with dark sky lighting. Reviewed the checklist and Delawares concerns. Delaware requested a more detailed map and building heights. Need more detail on driveway site availability and ability of fire access. Also require detail on phasing.

SITE PLAN: Lysy Mill Street. Addressing the corrections to lot 5 and the new house. Waiting for comments.

SUBDIVISION/SITE PLAN: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 30 lots. Reviewed comments.

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

Meeting was adjourned at 8:51 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: February 6, 2025

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
David Elua	
Marianne Brigham	
Joan Bromley	
DARREN ELSOM	
Scott Ainsworth	
Vincent Anguilla	
Chip Seaman	
KEVIN KIEVIT	
Jordan Larson	
Kahlil Calaras	