

Town of Windham Planning Board Meeting

Thursday, November 6, 2025

Board Members Present: Chairperson: Lisa Jaeger
Members: Nathan Holdridge, Mike Troccoli
Via Phone: Thomas Poelker
Secretary and Alternate Member: Sandra Allen

Board Members Absent: Claudia Lane

Also Present: See attached

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

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

SIGN PERMIT: Nordic House dba Eastwind Hotel made some changes to original application so will submit a new one to Town Clerk. Add a 28 x 40 to existing sign, two-sided. Within regulations.

SUBDIVISION: Elua Cabins, David Elua 738 Mitchell Hollow Road TM# 46.00-2-81. Subdividing 60.62 acres to lot A 57 acres and lot B 3.62 acres. Reviewed completed EAF part I. This Board will compare to the Site Plan SEQRA review to determine if there are any significant changes. Motion to set Public Hearing for December 4, 2025, at 7 PM was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

SUBDIVISION: Sanjiv Khattri State Route 23 and Karlstadt Road TM# 94.02-3-15. Subdividing 11.2 acres to lot A 2.018 acres, lot B to 3.027 acres, lot C to 4.85 acres, and lot D to 1.282 acres. Each lot will have road access. Need more information regarding utility hook-up for each lot to determine if it will be a major or minor subdivision.

SUBDIVISION/SITE PLAN: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Requesting a 90-day extension. Extension was reviewed by Town Attorney, Rappleyea. Well testing on well 2 and 3 are still being done for the project. Motion to approve 90 extension was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

SITE PLAN: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Received a draft of road maintenance agreement, DEP septic approval and stormwater approval. Requesting lighting to be changed from specific lighting temperatures to dark sky compliant. Delaware will compose the Resolution.

SITE PLAN Nick Bove, The Gas Hole, 4790 State Route 23, TM# 96.00-2-17. Motion to reopen the Public Hearing was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent. Bove met with the County Planning Board, and he said they did not understand that there were no outside changes being

made, only internal renovations. Received a copy of the traffic study and DOT said there are no traffic concerns. Poelker wants it noted for the record that he thinks this needs to go the Town Attorney for review. Reviewed all the documents in the file. Motion to close the Public Hearing was made by Troccoli, seconded by Jaeger with 3 in favor, 1 absent and Poelker abstain. Motion to approve was made by Troccoli, seconded by Holdridge with 3 in favor, 1 absent and Poelker abstain.

Meeting was adjourned at 8:50 PM on a motion by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL