

Town of Windham Planning Board Meeting
Windhamnyplanningboard@gmail.com

Thomas Poelker, Chairman
Claudia Lane, Member
Lisa Jaeger, Member
Sandra Allen, Recording Secretary and Alternate Member

Nate Holdridge, Member
Mike Troccoli, Member
Jon Licurse, Alternate Member

Thursday, December 4, 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: Tabled

PUBLIC HEARING/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. Read notice for the record. Received certified mail receipts. Applicant explained the project to the Public. No Public in attendance. Motion to close the Public Hearing was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

SKETCH PLAN: Mill 46 LLC, David Elua & Eugene Bresler 46 Mill Street, TM# 78.19-2-43. Proposed project is workforce apartments, year-round leasing, no air B&B, 16 units, 3 floors, .77 acres, 18 parking spots in back. Adirondack style design, narrow (side) profile facing the street, height of structure does not break the ridge line, native landscaping, 8 two-bedrooms and 8 one-bedroom units, wheelchair ramp. At this time this Board has concerns regarding density, traffic, parking, and flooding.

SITE PLAN: Joseph Leung. Proposed project is for an addition to an existing 1-story single-family cabin on .42 acres. Adding 2,000 sq feet to the back of the house, 2 stories including a 2-car garage. Access to Town sewer and water. Received a map of the property showing setbacks, and photos of the lot and building. Motion to set Public Hearing for Dec 18th at 7:00 PM was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Adventure Park and Residential. Troccoli recused himself. Reviewed the proposed amendment for the relocation of the water tower to minimize the visual impact which will be referred to the Town Attorney, Allyson Phillips.

Meeting was adjourned at 8:14 PM on a motion by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL