

Town of Windham Planning Board Meeting

Thursday, November 20, 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.

Motion to recess the Planning Board meeting was made by Jaeger, seconded by Troccoli with all in favor.

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

Tom Poelker wanted stated for the record [re: Nov 6th meeting] “the minutes are incomplete in relation to the Nick Bove application site plan review. The full application involves the full description of all structural components and a full description of the proposed sign and is therefore required in with the complete application, and a complete description of the sign requires a description of the language. In the absence of that the application is incomplete. Although I asked the applicant several times to disclose the language he repeatedly and adamantly refused. His refusals were coupled with insults and bullying at the meeting clearly heard on the Boards tape of the meeting not reflected in the proposed minutes. None of the forgoing is reflected in the proposed minutes and must be thus I move that the proposed minutes be amended to prior to adoption to reflect all of the forgoing including but not limited to the fact that the applicant was asked to disclose the language for the sign, refused the request, and then after leveling insults and derision at the Board bullied his way to a vote on an incomplete application. I further move that this matter including the proposed minutes prior to adoption together with the complete recording of the meeting be forwarded to the Town Attorney per his review and advise to the Planning Board.”

MINUTES: Motion to approve August 7th was made by Jaeger, seconded by Troccoli with all in favor.
Motion to approve October 2nd minutes was made by Troccoli, seconded by Poelker with all in favor.
Motion to approve October 16th minutes was made by Holdridge, seconded by Poelker with all in favor.
Motion to approve November 6th minutes was made by Troccoli, seconded by Holdridge with 4 in favor and 1 abstain.

SIGN PERMIT: Hickory Hill Storage. Clarified that the storage is for Hickory Hill only. Proposed sign is double-sided, 41 x 24, set back 90 ft back from State Route 23, white background with green lettering, no lighting. Motion to approve was made by Troccoli, seconded by Poelker with all in favor.

SIGN PERMIT: Nordic House dba Eastwind Hotel made some changes to original application and a second sign which adds 28 x 40 to existing sign, two-sided. Received the new application with the changes as

requested at the previous meeting. Motion to approve both signs was made by Troccoli, seconded by Jaeger with all in favor.

SIGN PERMIT: Nick Bove. Bove requested that Poelker recuse himself. Poelker replied, no. Bove requested tabling the freestanding sign and is only looking for approval on the sign above the door to the vending machines. Bove also stated he prefers the project not be referred to as “The Gas Hole” because he is considering changing the name. The sign Bove is seeking approval on is same colors and design as previously submitted, will read “The Vending Room”, 36 x 96, one sided, on the building over the door. Reviewed the documents and pictures. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor.

SKETCH 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. Requested a map of the property showing setbacks, and photos of the lot and building.

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. Received map delineating ROW's to each proposed lot, driveways, private wells, sewer is still under design. Motion to set an escrow in the amount of \$5,000.00 was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Elsom requested eliminating the need of dark sky certification and have it read like all other projects as dark sky compliant. Reviewed the draft resolution. Motion to adopt the resolution with amendments and the addition of 2G was made by Jaeger, seconded by Troccoli with all in favor.

Meeting was adjourned at 8:42 PM on a motion by Troccoli, seconded by Poelker with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary