Town of Windham Planning Board Meeting

Thursday, September 18, 2025

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nathan Holdridge, Mike Troccoli
Via phone: Thomas Poelker

Board Members Absent: Recording Secretary: Sandra Allen

Also Present: See attached

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

MINUTES: Motion to approve May 1 minutes was made by Troccoli, seconded by Holdridge with all in favor. Motion to approve July 3 minutes was made by Troccoli, seconded by Holdridge with all in favor. Motion to approve July 17 minutes was made by Troccoli, seconded by Lane with all in favor. Motion to approve August 21 minutes was made by Troccoli, seconded by Jaeger with all in favor.

SKETCH PLAN: Daniel Frazer 874 Mill Street, TM# 46.00-2-13.2. Project is a 3-bedroom single family home, 1 acre lot, 1900 sq ft, slab foundation. Received a copy of the deed. Requested a completed EAF part I, and more details on the map. Motion to set Public Hearing for Oct 2 at 7PM was made by Troccoli, seconded by Holdridge with 4 in favor and 1 abstain.

SKETCH PLAN MINOR SUBDIVISION: William Hodge, Windham 95 House LLC aka Union Post. The proposed project is to subdivide the private house property from the commercial property. Lot is currently 1.148 acres to .33 and .818 acres. Requested Town Board approval for water and sewer and an utility easement written into the deed.

SITE PLAN/SUBDIVISION - Windham Mountain Adventure Park and Residential. Received and reviewed the Revisions Resolution, eliminating the salt shed, eliminating 1 hot tub in the pool area, removed the splash pad, removing the platform/elevated tennis, sewer hook-up is not located where it was indicated – the correct location was found and cleared by DEP, and eliminating the 8-foot concrete walks to a 3-foot asphalt walk. Motion to approve the Revision Resolution was made by Poelker, seconded by Holdridge with all in favor.

SITE PLAN: David Elua 738 Mitchell Hollow Rd. Received the conditional approvals, motion to accept approvals was made by Poelker, seconded by Troccoli with all in favor. Received permission to use Poelker's signature stamp for the maps. Maps were signed and stamped.

SITE PLAN: Tangney update. The property is one lot with State Route 23 running through it, not two parcels, therefore it does not need Planning Board approval.

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Meeting was adjourned at 7:36 PM on a motion by Troccoli, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

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