Town of Windham Planning Board Meeting

Thursday, September 4, 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.

Motion to recess want made by Jaeger, seconded by Troccoli with all in favor.

Motion to reopen was made by Troccoli, seconded by Poelker with all in favor.

MINUTES: Tabled

SITE PLAN: Thomas Tangney TM# 63.00-4-21. Tangney was in contact with the DEP regarding the watercourse and DEP explains it has no objection if not breaking ground or permanent structure. Tangney also proposes changing from one large container with the entire length (53 feet long) visible from State Route 23 to two smaller containers (4 feet wide each) with only the width of each visible from State Route 23. He also states at this time he's asking for approval on the 53-foot container, and he will make it invisible from the road. Tangney also states his property is less than one acre because he has 2 plots not 1 that equals 2.02 acres and believes he should be held to the 10-foot setback and that it is back about 90 feet from the centerline of State Route 23. Motion to set Public Hearing for September 18th for 7 PM was made by Troccoli, seconded by Poelker with all in favor.

SITE PLAN: O'Neil Group Hensonville LLC. Reviewed the project revisions going from 20 units to 14 units and from 3 stories to 2 stories with the addition of a garage per unit, with 49 parking spots including the garages. Discussed landscaping, the number of cars and that 14 units is still very dense for the area and lot. Applicant did state that "no Air B&B type rental" would be in the HOA.

SKETCH PLAN: Brendan Hughes 429-433 St Rt 296, TM# 96.18-1-2 & 3. Proposed project is 12 housing units with subdivisions on .654 acres. Reviewed maps and documents. This Board feels the project as presented is too dense. The units are 3-bedroom, 2 story dwellings between 1800 to 2000 square feet.

SITE PLAN: Windham Villas Mill Street TM #'s 78.00-9-2, 78.00-9-3 & 78.00-9-4. Reviewed the revised plans. Applicant proposes 6 bedrooms per unit and 12 parking spaces to accommodate 2 people per bedroom. Evergreen screening with maintenance. Read violation issued to 208 Mill Street due to garbage strewn about the property. Discussed that 12 cars per house is excessive. Then Applicant then stated that the houses would be 4 to 5 bedrooms and roughly 3600 sq ft.

SITE PLAN/SUBDIVISION - Windham Mountain Adventure Park and Residential. Reviewed the revisions, eliminating the salt shed, eliminating 1 hot tub in the pool area, removed the splash pad, removing the

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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. This Board will send the revision to the Town Lawyer for a Resolution revision. Motion for a 90-day extension was made by Poelker, seconded by Troccoli with all in favor.

Meeting was adjourned at 8:15 PM on a motion by Poelker, seconded by Troccoli with all in favor.

Respectfully Submitted via recording,

Sandra Allen, Recording Secretary

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