

Minutes accepted and approved.

Motion made by: Member Lane

2<sup>nd</sup> by: Acting Chairperson Jaeger

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 5/5/2022*

**Town of Windham Planning Board Meeting**  
Thursday, April 21, 2022

Board Members Present: Chairperson: Thomas Poelker  
Members: Matthew Jordan, Claudia Lane, Lisa Jaeger  
Recording Secretary: Sandra Allen

Board Members Absent: John O'Grady

Also Present: Brendan O'Brien (with daughter Lilli O'Brien), Jeff Misenti, Brian Christman  
(see attached 1)

Chairperson, Poelker, called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

PUBLIC HEARING – Christman's Windham House Golf Shop 5742 State Route 23 TM# 77.00-3-7. Read Notice for the record. Mr. Christman forgot the Certified Mail receipts will bring them to the Town Hall tomorrow. Reviewed all the documents, map, and pictures. Applicant is rebuilding the Golf Shop after fire destroyed the previous building. It will be rebuilt on the north side of State Route 23 to avoid significant traffic increase since 2020 due to covid, and the building will be in the same design as existing structure of the resort. No Public in attendance for this project. Motion to close the Public Hearing was made by Member Jordan, seconded by Member Jaeger with 4 in favor and 1 absent. Motion to approve as presented was made by Chairperson Poelker, seconded by Member Jordan with 3 in favor and 1 absent, Member Lane recused herself.

SIGN PERMIT: Chicken Run Restaurant 5639 State Route 23. Reviewed all documents, maps, and drawing. Applicant is replacing existing signs. The existing signage from the previous owner was illegal in size. Mr. Mesenti will change the sign to fit the allowed square footage. For the record, Member Lane stated that she was opposed to the orange in the sign, and that it did not match the surrounding area. Mesenti will return for approval when changes are made.

SIGN PERMIT: Brendan O'Brien State Route 296 – 3 contiguous lots. Reviewed maps, drawings and pictures. This board questioned the wording regarding how many buildings could be built on the property and saying High Density Zoning. This Board requested a copy of the deeds. Mr. O'Brien is willing to change the wording and has inquired if he can put a duplicate sign on more than one of the lots. Member Jaeger took possession of the deeds and will research if there are any restrictions on the lots. Chairperson Poelker will speak to Town Attorney regarding multiple signs, wording, and other sign laws and/or restrictions. O'Brien asked to be on the May 5<sup>th</sup> agenda.

MINUTES REVIEWED: Motion to accept April 7, 2022, minutes was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Meeting was adjourned at 8:05 PM on a motion by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL

