

Minutes accepted and approved.

Motion made by: Jaeger

2<sup>nd</sup> by: Holdridge

In Favor: 1 Opposed/Recused: 0 Absent: 1 Vacant: 0

Signed and Dated: *Sandra Allen 9/7/2023*

**Town of Windham Planning Board Meeting**  
Thursday, August 17, 2023

Board Members Present: Chairperson: Lisa Jaeger  
Members: Nate Holdridge, Mike Troccoli  
Recording Secretary, Sandra Allen

Board Members Absent: Claudia Lane, Thomas Poelker

Also Present: Robert Goff, Evan Schieren, Scott Ouimet, Robert Giordano, Linda Paezkowski, Mary Waskow, Audrey Wanslow, Darrin Elsom, Adan Yagelski, Kevin McNamara, Damjan Gielaj, Anton Alioj, Jacob Iurmoriot, Elizabeth, Saunier, AJ Savasta, Max (see attached 1)

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

PUBLIC HEARING -SITE PLAN/SUBDIVISION: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Received certified mail receipts. Notice was read for the record. Received a completed engineering design. Ouimet presented the project to the Public. Comments and concerns were: Why do we need more housing? There are so many new buildings and many more under construction. How will this affect the water supply. Will these units be rentals or Airbnb? People came up to view the map. Ouimet answered that the applicant will be selling each townhouse. A letter from the Town stating it has amply water supply and issued the required EDU's. Will there be an HOA? Yes, there will be. Still waiting for Lead Agency comments. Landscaping was discussed, and there will be a buffer from the road. Motion to close the Public Hearing was made by Troccoli, seconded by Holdridge with 3 in favor and 2 absent.

SIGN PERMIT: Jordan Sakni – Windham Luxury Suites State Route 296. The sign is already erected, applicant is a no show.

SITE PLAN: Anton Aliaj Old Road TM# 79.00-3-28.2. Single family residence, A Frame, 3 bedrooms, 2 bathrooms. Receive copy of the deed. Proposed well and septic. Requested a map showing boundary lines, neighbors, setbacks, location of the structures, well and septic.

SITE PLAN: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. Ouimet reviewed the entire project for the new Board members. The lot is 17.25 acres, single family structure, 4,775 square feet, 4 bedrooms. Structure is on the same location when shown for the subdivision, the project makes all the restrictions laid out in the approved subdivision. There will be a slight change to the driveway which will still be within all the regulations. Requesting the waiving of a Public Hearing considering that the subdivision was just approved on 11/3/22 and there have been no major changes to the layout of the lot.

This Board agreed that it does not meet the threshold requiring a Public Hearing. Motion to waive the Public Hearing was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

SITE PLAN: Robert Giordano, The Dug Out 128 South Street, TM# 95.00-1-20. Proposed project is to add a tavern in the lower level of the building. One bathroom downstairs, This proposal changes the use of intensity to the property and this Board will consult with the Town Attorney.

PUBLIC HEARING - SITE PLAN: Evan Schieren Windham Escape LLC, Route 296 TM# 96.00-1-14. Notice was read for the record. Presented the project to the Public. Goff asked what the reasoning is for building so many tiny houses and suggested other types of structures. Received an email from Tim Adams which was read and answered and in the file. More comments regarding water. Goff requested that a row of buildings be moved to help his project fare better. Motion to continue the public hearing was made by Troccoli, seconded by Holdridge with 3 in favor and 2 absent.

MINUTES: Tabled

Meeting was adjourned at 8:30 PM on a motion by Troccoli, seconded by Jaeger with 3 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

