­Windham Planning Commission

Meeting Minutes

8/9/17

Present: Vance Bell, Jeff Wheeler, Bill Dunkel, Dawn Bower, Kate Wright, Jerry Dyke, Tom Johnson

Meeting called to order at 6:30.

Meeting minutes from July 26, 2017 – motion to approve by Vance, seconded by Jeff, all in favor.

Bill spoke with John Bennett re municipal planning grant. There is great demand for this, but if Windham doesn’t get one this year, we will be in the cue for next year. Deadline is September 2nd. Planning commission will ask select board to approve an application. The select board can be asked for matching funds or not. It is anticipated that the planning commission will not be asking the board for matching funds.

Bill spoke with John Broker Campbell, the Springfield Region Floodplain Administrator, regarding flood plain zoning regulations. Campbell commented that the role of the planning commission is to balance risk versus insurance cost. He seemed to favor stricter standards.

Section 708 A 18 – Put “including basement” in bold.

PC will have Campbell look at revisions in Article 7 of zoning regs draft.

Review of Vance’s work on the Resource Protection Areas. Suggested another map - Resource Protection Area 2 - to include animal crossing areas.

Final read through of zoning regulations draft:

Section 201.2 regarding regulations in the hamlet. PC will look at regs from other towns, such as Norwich, for guidance.

Section 202 – Change Home Occupations to Home Industries, as there is a definition

For Home Industries.

Section 401 B – Screening requirements – why is this under driveway ordinance? What is the definition of “commercial development”?

Section 504 review.

Next meeting small scale wind generation and historic district will need to be addressed.

Next meeting August 23 at 6:30.

Motion to adjourn by Dawn seconded by Jeff all in favor. Meeting adjourned at 8:14.