Windham Planning Commission

12/12/18

Present: Bill Dunkle, Jeff Wheeler, Tom Johnson, Vance Bell, Chris Cummings, Kate Wright

Community members: Louise Johnson

Meeting called to order at 6:36.

Jeff motions to accept meeting minutes from last meeting after revision was made.

Vance seconded. All approved.

Bill: Attorney’s bill for reviewing conflicts between zoning regs, town plan, and energy plan was $5 over budget. The advice we got was very good.

Review of action steps in response to advice from Nick Low:

Enhanced energy plan - page 7 - Bill suggests: All municipally designated sites must meet the following criteria. See document …

PC agrees to the Bill’s suggested revision of bullet 4 under Criteria for Municipally Designate(d) Preferred Sites of energy generation development.

Chris suggests to keep existing road structure in fifth bullet. PC agrees.

Suggestion to eliminate “high quality soils” from 6th bullet. Suggestion to eliminate 9th bullet as it is redundant.

Bullet 3 of 4.6 should be eliminated to make it possible for farmers to use their land for alternative energy.

Bill proposes to adopt N. Low’s introductory paragraph to the enhanced energy plan. Motion by Chris to accept. Second by Jeff. All in agreement.

Discussion regarding what constitutes ridgelines. Currently any land above 2,000 feet is defined as ridgeline. Policy 4.12 - recommendation to adopt Low’s suggestion.

Discussion regarding camps at or above 2,000 feet. Existing camps are covered; this refers to building new camps.

Vance moves to accept current language in 4.12. Seconded by Chris. All approved.

3.1 action step 4 on page 20: Low recommends to take same language from 4.12.

4.7 Low suggests to enhance bullet 2 with his additional language.

Page 8 of Enhanced Energy Plan - Areas Unsuitable for Renewable Energy Siting: Add Low’s language as fourth paragraph re high elevation sites which are especially fragile. Suggestion to refer to public health dangers of headwater runoff and flooding if development restrictions are not in place.

Move to adopt this language by Chris - seconded by Jeff - all approved.

In the future - consider Low’s language re Policy 3 in Town Plan.

Low’s proposed changes in zoning regulations will be addressed in next meeting.

Next meeting: January 9th.

Motion to adjourn at 8:06 by Jeff, seconded by Chris. All approved