Windham Planning Commission

4/10/19

Present: Bill Dunkel, Jeff Wheeler, Tom Johnson, Chris Cummings, Vance Bell, Dawn Bower, Kate Wright (meeting minutes)

Meeting called to order at 6:30.

Motion to adopt minutes from public meeting on Feb 26. Motion by Jeff, seconded by Chris, all approved.

Move to accept March Planning Commission meeting minutes by Vance, seconded by Jeff, all approved.

Regarding consult with John Bennett and Jeff Neugent (sp?) Consideration of eliminating wording of “ridgelines” from zoning regulations and substitute “Ridgeline Protection Overlay District,” as Grafton (?) does. Would we consider “High Elevation Resource Lands” which must be left in a natural condition free of development as a substitute? Pros and cons to eliminating term ridgelines. Bill presented a map showing proposed high elevation district. Rural Residential districts above 2000 feet would not be bound by these regulations. Discussion about whether the owner of Timber Ridge would want to put up large solar arrays. Question of whether we want to protect the area given the possibility of future owners with other plans.

Bennett is concerned about making a zoning regulation for just one landowner. Consideration of keeping Timber Ridge in the regulations regarding above 2000 feet but have owners apply for

Variance if they want to develop. Consideration of Recreational Commercial zoning be applied to just the slopes. Motion to include Timber Ridge ski trails in Recreational Commercial district by Chris, seconded by Vance, all approved.

Motion to include Tater Hill Golf Club in Recreational Commercial district and correct maps to indicate such and change … to Rural Residential by Chris, seconded by Tom, all approved.

We need to make sure that existing hunting camps along Toad Road are below 2000 feet and not in violation of this proposal. The PC will check into whether these high elevation development restrictions would create a hardship on any current landowners selling property for development.

Next meeting scheduled for May 8, 2019.

Motion to adjourn by Jeff, seconded by Dawn, all agreed.

Meeting adjourned at 8:15.