

Windham Planning Commission Meeting Minutes
Feb. 12, 2020

Meeting called to order at 6:30.

Present:

Bill Dunkel

Jeff Wheeler

Tom Johnson

Vance Bell

Chris Cummings

Dawn Bower

Kate Wright, eventually (meeting minutes)

Last month's minutes – motion by Chris to accept, seconded by Vance, all approved.

Bill announced substantial deference has been approved by ... (sorry – this is what I mean by my not being the best contributor to this amazing team) Champagne toast would have ensued had there been any champagne.

Bill's conversation with John Bennett – concerned about whether the language in the PC regs and Town Plan are aligned enough. Could be in a vulnerable position if we did not check with legal counsel.

Consideration of whether to have lawyer look over the discrepancies

Vance reminds us four members of the Planning Commission are up for reappointment this year and we should let Select Board know if we are interested.

Bill – our task tonight is to consider the draft of Bill's summary of zoning regs to present to the public.

Review of his draft. He suggests considering a map on the back of the one page summary.

* Consideration of wording about wind or solar being allowed as a conditional use in most districts.

Discussion of language around flood plains and whether there is any map residents could access to determine whether their properties are in a flood plain. FEMA would have those maps.

Chris – re one page summary of zoning regs – questions whether the language of ‘small scale’ should be more specific to specify kilowatts. It may be defined in the definitions, or elsewhere. Members will look into whether it is.

Consideration of a document Jeff provided re new construction from another town.

Discussion of whether to put a map of districts and/or the “New Construction” doc on the flip side of the one page summary.

Vance suggests putting all three docs on the web site. Suggestion to have both paper copies and web links to accommodate all landowners’ needs.

Discussion re what map(s) to include.

Chris suggests two maps – districts and ... be on the backside.

Tom suggests using a map with both roads and property lines.

Action steps:

- Follow up with specificity of solar and wind
- Decide on maps

Next meeting scheduled for March 11, 2020

Bill – at Town Meeting he will present info re Window Dressers who build storm windows for very little money. He will bring a sample window to Town Meeting.

Bill will summarize Town Plan and Energy Plan, etc for the News and Notes.

Next meeting agenda – decide on final layout for zoning regs summary.

Motion to adjourn – by Chris, seconded by Dawn. All agreed

Meeting adjourned at 7:43.