Windham Planning Commission

July 7, 2020

Meeting via zoom

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

Meeting called to order at 6:35.

Chris made a motion to accept previous meeting minutes; seconded by Jeff, all in favor.

Bill: Refreshing ourselves on zoning summary is the only issue on agenda for this evening.

Everyone agrees on the first statement of summary regarding why we have zoning regulations.

Second paragraph - Question regarding whether we need to specify what the overlay districts are. Question regarding whether all areas above 2,000 feet are protected statewide. Statewide regulation is protection above 2,500 feet. Vance reported that the state may be considering changing protection to above 2,000 feet. The three overlay sections will be added in parenthesis.

Third paragraph - delete “bulk” from statement about storage of explosives. Last sentence - reference Article 2 in regulations is where to find information on conditional and prohibited uses.

Vance - There need to be revisions on maps to remove “proposed” and messages.

Fourth paragraph - regarding site plan, zoning permit, and certificate of performance. Suggestion to add “see Article 3.” All agreed.

Fifth paragraph - Bill suggests to check wind and solar section regarding conditional uses. Vance suggests to refer to sections 505 and 506 for uses in districts.

Agreement to referring only to these sections.

Next paragraph regarding floodplains. Who is the floodplain administrator? There is a regional floodplain administrator in Springfield. Are there forms in the town office for applying for permits in floodplains? Jeff - are there state forms for floodplain development? Bill - we should have contact information for floodplain information. Tom - suggests referring to Article 7 in this paragraph.

Last sentence - correct typo of town’s web address.

Question of whether to use smaller font to keep summary document shorter or whether small font would be difficult for some readers.

Tom - wonders about another document specifying which building projects need permits and which do not. Jeff referenced a doc from Woodstock which could be tweaked for Windham use. Jeff is willing to do the revising to Woodstock’s document. Should Zoning Administrator Alison Cummings have input? Yes.

Bill - referred to Chris’s suggestion in previous meeting regarding size of wind and solar projects for personal use. Does not know what the size regulations are. Chris questions whether a citizen could erect a large wind or solar power project for personal use but then use it to sell power. Bill suggests looking for a standard from the state about what sizes are reasonable.

Chris notes that we would not put that language in the summary if it is not in the zoning regs. All agreed.

Bill will look into the sizing of wind or solar statewide.

Tom - recalls that the kw sizes are specified by the state.

All agree that adding the Zoning Districts map to the summary would be helpful.

Next meeting scheduled for August 12, 2020. Good for everyone at 6:30.

Motion to adjourn by Jeff, seconded by Chris. Meeting adjourned at 7:30.