Planning Commission Minutes

Windham Planning Commission

1/9/19 Meeting

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

Meeting called to order at 6:36

Review of November meeting minutes.  One correction made.

Motion to approve the amendment by Chris.  Seconded by Kate. All approved.

Review of December meeting minutes.

Motion to approve minutes by Chris.

Seconded by Vance

All approved.

Update on lawyers’ fees.  There will be $1,000 more than anticipated, but still within the budget.

Bill will ask select board if secretary’s budgeted amount can be divided between the entire planning commission.  (Kate endorses this suggestion.)

Review of revisions to proposed Zoning Regulations

See attachment to minutes entitled Zoning Changes Made on Jan. 9, 2019.

Tom points out that solar should also be listed as either permitted or conditional, which at this point is not specified.

One change that is not agreed to is the need for a revegetation plan for application process of wind installation project.

Bill wrote a suggested revision to 401C and 506B screening requirement for commercial and solar installations so solar screening is not more restrictive than commercial screening requirements.  The planning commission members agreed to some revisions to Bill’s version. Section 506 B, bullet point 4, revise to plants shall be replaced “no later than the spring of the following year” instead of in a “reasonable time.”This will be reviewed by the lawyer.

Section 201.1 - Under Dimensional Standards, second bullet - “Setbacks,” revise to “Setbacks from Property Lines.”

Agreed to have 506c remain as is.

Motion to adopt suggested changes (unless otherwise noted above) in the Zoning Regulations as outlined in Action Steps in Response to Nov. 21 and 28 - Advice from Nick Low by Chris

Seconded by Jeff.

All agreed.

Bill will present Zoning Regulations draft to Select Board.  A meeting will be scheduled for public approval of both Enhanced Energy Plan and Zoning Regulations.

Next meeting February 13, 2019 at 6:30.

Motion to adjourn by Chris, seconded by Vance, all approved.

Meeting adjourned at 8:06