Windham Planning Commission

Feb. 26, 2019

Public Meeting to review Zoning Regulations

Present:

Bill Dunkel, Vance Bell, Dawn Bower, Chris Cummings, Tom Johnson, Kate Wright

Public: Maureen Bell (select board chair), Bob Bingham, Kathy and Keith Jungermann, Mike Simonds, Kord Scott (select board member)

Meeting came to order at 6:01

Bill explained the purpose of the meeting.

Issues:

Sound standards from the zoning regs, town plan, and energy plan differed.

Question of what a ridge line is. Above 2,000 feet was considered ridge line, however Timber Ridge is above 2,000 feet, and the town encourages renewable energy development in Windham. New language was crafted with legal input. These public hearings were scheduled and the Select Board will be given the results.

Bill presents Report on Proposed Changes to Windham Zoning Regulations and asks for public questions and input.

There will be nothing in zoning regarding large scale wind or solar development because it is beyond the jurisdiction of the Planning Commission. It is expected that the state would not permit any renewable energy development above 2,000 feet. The lawyer advised that there would need to be exceptions stated for renewable energy development at existing homes.

Keith asks how “existing” was determined. It refers to homes already built. At this point no new building would be allowed in Timber Ridge without a variance.

Review of definition of how height is determined above 2,000 feet (?)

Regarding screening 401C. Lawyer advised that there cannot be stricter screening regulations for energy installations than business development.

That concludes the review of zoning regulation changes.

Bill asked if there were any questions or comments about these changes.

Mike commends the planning commission on their work.

Move by Vance to close zoning regulations meeting, seconded by Chris, all approved. Meeting adjourned at 6:13.