Windham Planning Commission Meeting

9/9/2020

Those present: Bill Dunkel, Vance Bell, Chris Cummings, Dawn Bower, Tom Johnson, Kate Wright (meeting minutes)

Meeting called to order at 6:34.

Chris moves to accept minutes from the previous meeting, Vance seconds, all approved.

Review of summary of new zoning regulations with Bill’s revisions, given feedback on using bullet points instead of more lengthy text. Chris moves to use bullet points, Tom seconded, all agreed.

Dawn questions bullet 2 re certificate of conformance. Who follows up? Chris will discuss with Alison, as zoning administrator.

Regarding how to publicize - Bill will proceed with hard copies to Town Office, and enter in the town website, next issue of News and Notes, email to town list, and copy to select board.

Jeff presents a suggestion, based on Woodstock’s document, of New Construction or Alteration of Existing Buildings. Recommendation to have a link to refer to Windham’s zoning regs.

(revise minutes re above)

Bill refers to section 301a states no land development … Nine things re land development. Construction of new buildings as well as alterations of existing buildings.

Question of whether to make more reference to floodplain regulations in the summary.

Vance suggests a statement that “Historic district, floodplain, and residential solar and wind development have additional requirements in the summary. Please refer to article 7 for floodplain regulations, 201.6 for historic district regulations, and 505 and 506 for wind and solar development regulations.

Summary document will have a new construction section and addition or alterations to existing buildings.

Should photos be required for alterations? Chris states a drawing/rough sketch is all that is required. It does not require a scaled map or photo.

Bill - when we refer to new construction site plans we should refer to 204 and 205 for required details.

Regarding 401c regarding screening … (computer glitched)

Driveway access and town highways - section 401b

Walls and fences - refer to section 400 for details about regulations.

Dawn questions after a party applies for and receives zoning approval should the permit be posted? Yes.

Proposal to review revisions to zoning regs summary before next meeting to approve.

Jeff will sadly be resigning from the board as he moves from Windham.

Next meeting is scheduled for October 14th.

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