Windham Planning Commission Minutes

9/9/24

Present: Bill Dunkel, Cathy Fales, Vance Bell, Dawn Bower, Tom Johnson, Michael Simonds, Antje Ruppert

Bill Dunkel started the meeting and recording at 6:37 PM

**I. Act on Minutes of August 12 Meeting**

Vance moved to adopt the minutes, Cathy seconded. The motion passed unanimously.

**II. Updates on three properties**

1. 2 Abbott Rd. - The question was if this property is in a flood plain. There was no objection from the flood plain administrators. The owner is getting a new zoning permit and the project is going forward.
2. Wheeler Rd - trench for power line - former Di Stefano property. The owner wanted to put in a trench along the shoulder of the road for the power line. Everything is fine with the trench, and the owner received a permit to do so. Bill pointed out to the owner, however, that he will still need to obtain approval from John Dupras, the engineer who developed the storm water run-off plan.
3. Wichelns property on 24 Chase Rd - The first public hearing happened. Bob Fisher confirmed that another public hearing about razing the woodshed that is attached to the house is required and was scheduled for Oct. 2 at 6pm to be held in person at the Meeting House and via Zoom. Since Bill will be out of the country as of Sept. 11, Antje will mail notification letters to the abutting property owners and Vance will post the warning at the town office, the Meeting House, online and in the paper.

Bill informed everyone that according to his conversation with Bob Fisher, any alteration in the Historic District requires a public hearing. This was in reference to Crystal and Jim Corriveau who had expressed plans of taking down their horse barn.

**III. Accessory Structures in Historic Districts**

Bill shared his screen with the definition for Accessory Structure which is unclear vis-à-vis Structure and Appurtenant Structure. These definitions will need to be updated and clarified with regard to the new Home Act.

**IV. Density Standards Language for Zoning Districts**

The discussion continued about a more clearly defined language for the density standards in the zoning districts and Bill’s previous revision. Bill suggested the PC adopt the revised density language for all zoning districts except for the Forest District.

Cathy pointed out that the PC should be very clear about rules regarding Planned Unit Developments, e. g. renting or selling a multitude of tiny homes on one’s property. Bill noted that currently PUDs are in the conditional use category.

Bill then brought up the PC’s To-do list (see attached) and all the items that have been decided upon as well as those that are still pending.

John asked about multifamily dwellings. Bill confirmed that these are defined as 3 or more dwelling units located in a single building, each occupied by families living independently of one another, and are permitted in all districts (except the Forest District) as conditional use. John expressed concern about multifamily dwellings given his observations around Londonderry.

Bill noted the need to confirm whether the Home Act mandates that towns should allow multifamily dwelling units.

In response to John’s concern, Michael noted that the PC should focus on Windham and not Londonderry and adopt the regulations they have been working on for more than a year.

Bill suggested deciding on this issue at the next meeting and encouraged the members to submit their own suggestions for a clearer language.

**V. Public Hearing on Proposed Changes in Zoning Regulations**

Tabled

Dawn moved to adjourn, Vance seconded. The motion passed and the meeting ended at 8:02pm.

Respectfully submitted by

Antje Ruppert