Windham Planning Commission Minutes

2/11/25

Members attending: Dawn Bower, Vance Bell, Bill Dunkel, Cathy Fales, John Finley, Tom Johnson

Meeting called to order at 6:33PM

Cathy moved to accept the minutes of the January 14, 2025 meeting; seconded by Vance; motion unanimously approved 5-0.

Bill reminded everyone that the public hearing regarding a request for a conditional use permit for the Frendly Gathering is set for Tuesday, Feb. 25, at 6:30 PM at the Meeting House. Participants also may attend online. Bob Fisher, town attorney, said that our zoning regulations would not allow a waiver or a variance for this purpose, but that a conditional use permit could be issued by the ZBA.

Bill projected two versions of a possible new Recreational Vehicle regulation. Cathy moved to adopt the second version; seconded by Vance. After a brief discussion the following regulation was unanimously adopted 5-0.

Section 500 Recreational Vehicles

A recreational vehicle (RV) that is occupied for more than 3 consecutive weeks, or for more than 60 days a year, shall be considered a dwelling unit and therefore:

● Must have state approved wastewater and potable water permits

● Must conform to all zoning regulations, including all setback requirements, in the zoning district where it is located

A recreational vehicle that is able to be driven or towed and is unoccupied, or occupied fewer than three consecutive weeks or 60 days a year, shall be not be considered a dwelling unit or an accessory structure and therefore:

● It does not need state approved wastewater and potable water permits

● It does not have to conform to the zoning regulations, including setback requirements in the zoning district where it is located.

A recreational vehicle that cannot be driven or towed and is unoccupied, or occupied fewer than three consecutive weeks or 60 days a year, shall be considered an accessory structure and therefore:

● Must conform to all zoning regulations, including all setback requirements, in the zoning district where it is located

The owner of a recreational vehicle may apply for a conditional use permit to allow the RV to be occupied more than three consecutive weeks, or for more than 60 days a year, without it being considered a dwelling unit under special circumstances which might include:

● Occupation while constructing a dwelling unit or accessory dwelling unit on that site

● A limited health or housing crisis

Tom emphasized that an applicant who is requesting a conditional use permit should be told by the Zoning Administrator prior to a public hearing that they must have a plan for disposing of human waste and wastewater in order to receive approval from the ZBA. Everyone agreed that this is important.

Everyone agreed that we should try to have a public hearing about changes to our zoning regulations in conjunction with our next scheduled Planning Commission meeting on Monday, March 10. We will publicize the public hearing at Town Meeting, in the next issue of the *News & Notes,* and via the town’s email list. Cathy suggested that after new regulations are formally adopted by the Selectboard a summary of the new bylaws should be mailed to all Windham residents. Bill and others agreed, especially because quite a few changes are being suggested by the Planning Commission.

Bill and Cathy said that at a future meeting they will update the PC on some important initiatives the Windham Regional Commission has been working on.

Dawn moved to adjourn; seconded by Vance. Unanimously approved 5-0. The meeting was adjourned at 7:33PM.

Respectfully Submitted,

Bill Dunkel