**Windham VT Selectboard Hearing**

**on Changes to the Windham Zoning Regulations**

**Held May 5, 2025 at the Meeting House and on Zoom**

**At Meeting House On Zoom**

Kord Scott, Selectboard Chair Bill Dunkel, Planning

Michael Pelton, Selectboard Commission Chair

George Dutton, Selectboard

Mary McCoy, Selectboard Clerk

Cathy Fales, Planning Commissioner

1. Kord Scott started the Zoom recording and called the meeting to order at 4:47 PM to consider changes to the Windham Zoning Regulations.
2. There were no additions or changes to the minutes.
3. There were no announcements.
4. The minutes from the May 5, 2025 Selectboard hearing were approved.
5. There were no public comments.
6. The following changes to the town’s zoning regulations were explained by Bill:
7. Changes mandated by state law – These were mandated by new legislation, i.e. zoning regs that apply to single-family dwellings also apply to duplexes.
8. Changes for clearer language about density standards – The existing language was sometimes confusing. Changes were made to address this, i.e. references to one dwelling per one lot are now consistent.
9. Minor changes to permitted and conditional uses in some districts – Some existing language did not make sense, i.e. in historic districts, it was permitted to have a tennis court and an in-ground swimming pool; this now calls for a conditional use permit, in order to keep historic districts “historic.”
10. Changes for clearer definitions of principal and accessory structures – The existing regs had different definitions for principal and existing structures. These were rewritten to be consistent.
11. New regulations about recreational vehicles – Existing regs said any recreational vehicle on a property for 90+ days is considered a dwelling and must have septic. This made no sense, as some people park their RVs for much of the year to use only when vacationing. The new regs say if an RV is occupied for more than three weeks straight or 90 days per year, a permit for a dwelling unit is required. If someone needs to live temporarily in an RV without septic, they could do so with a conditional permit. If an RV is unoccupied and permanent or not movable, it is considered an accessory structure (like a shed or coop).

**Motion:** To approve the changes presented for the Windham Zoning Regulations. George moved, and all agreed.

1. **Motion:** To adjourn the hearing. George moved, and all agreed. The meeting was adjourned at 4:58 and the recording was stopped.

Respectfully submitted,

Mary McCoy (Mac), Selectboard Clerk