



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

3 North Lowell Road, Windham, New Hampshire 03087
(603) 432-3806 / Fax (603) 432-7362
www.WindhamNH.gov

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Planning Board Approved Minutes

March 8, 2023

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

- Chair Tom Earley, Present
- Vice Chair Jennean Mason, Present
- Derek Monson, Present
- Jacob Cross, Present
- Matt Rounds, Present
- Alan Carpenter, Present
- Joe Bradley (alternate), Excused
- Dave Curto, (alternate), Excused
- Pam McCarthy (alternate), Present
- Dan Spalinger (alternate), Excused
- Bruce Breton, Board of Selectmen ex Officio, Excused
- Roger Hohenberger, Board of Selectmen ex Officio (alternate), Excused
- Alexander Mello- Planning Director, Community Development
- Chris Sullivan- Assistant Planning Director, Community Development
- Renee Mallett- Minute Taker

The meeting opened at 7:00pm with the pledge of allegiance and the introduction of members.

The board reviewed a series of previously discussed potential site plan and subdivision regulation changes that had since been reviewed by town counsel. Issues about cross access were discussed again, as Attorney Campbell felt the suggested language was too strict to be legally defensible.

Mr. Monson made a motion to move all of the discussed site plan regulations, with the exception of 702.3 (Shared Access/Connectivity), to public hearing on April 5, 2023. Mr. Cross seconded the motion. The motion passed with the following roll-call vote:

- Chair Earley, aye**
- Vice Chair Mason, aye**
- Mr. Monson, aye**
- Mr. Cross, aye**
- Mr. Rounds, aye**
- Mr. Carpenter, aye**

43 Subdivision regulations including 602.1.1 and 602.5.6 were reviewed by the board. Mr. Carpenter
44 asked about the potential for the board to request that landscaping be located in the right of way. Mr.
45 Sullivan said Mr. Senibaldi did not want planting to happen in that area. Chair Earley noted that there was a
46 waiver process in place.

47
48 **Mr. Monson made a motion to move the subdivision regulations as discussed to public hearing**
49 **on April 5th. Vice Chair Mason seconded the motion. The motion passed with the following roll-call vote:**

50 **Chair Earley, aye**
51 **Vice Chair Mason, aye**
52 **Mr. Monson, aye**
53 **Mr. Cross, aye**
54 **Mr. Rounds, aye**
55 **Mr. Carpenter, aye**

56
57 **Mr. Rounds made a motion to accept the minutes of January 4, 2023 with an edit to the date.**
58 **Vice Chair Mason seconded the motion. The motion passed with the following roll-call vote:**

59 **Chair Earley, aye**
60 **Vice Chair Mason, aye**
61 **Mr. Monson, aye**
62 **Mr. Cross, aye**
63 **Mr. Rounds, aye**
64 **Mr. Carpenter, aye**

65
66 **Mr. Rounds made a motion to accept the minutes of January 18, 2023 with an edit to the year**
67 **and the spelling of Nyston. Mr. Monson seconded the motion. The motion passed with the following roll-**
68 **call vote and Vice Chair Mason abstaining as she was not present for the meeting:**

69 **Chair Earley, aye**
70 **Vice Chair Mason, abstain**
71 **Mr. Monson, aye**
72 **Mr. Cross, aye**
73 **Mr. Rounds, aye**
74 **Mr. Carpenter, aye**

75
76 **Mr. Monson made a motion to accept the minutes of February 1, 2023. Vice Chair Mason**
77 **seconded the motion. The motion passed with the following roll-call vote with Mr. Carpenter and Ms.**
78 **McCarthy abstaining as they were not present for the meeting:**

79 **Chair Earley, aye**
80 **Vice Chair Mason, aye**
81 **Mr. Monson, aye**
82 **Mr. Cross, aye**
83 **Mr. Rounds, aye**
84 **Mr. Carpenter, abstain**

85
86 **Mr. Monson made a motion to reopen the minutes of February 1, 2023. Mr. Carpenter seconded**
87 **the motion. The motion passed with the following roll-call vote:**

88 **Chair Earley, aye**
89 **Vice Chair Mason, aye**
90 **Mr. Monson, aye**

91 Mr. Cross, aye
92 Mr. Rounds, aye
93 Mr. Carpenter, aye
94
95

96 Mr. Rounds made a motion to amend the minutes of 2-1-2023 to include the edits supplied by
97 Ms. Nyston. Mr. Monson seconded the motion. Vice Chair Mason said she would like to review the video
98 before accepting the edits. Chair Earley said the edits matched with his recollection. Mr. Carpenter said
99 staff usually reviewed changes suggested by residents but agreed there was nothing inflammatory in the
100 presented edits. He said he had served with Ms. Nyston on the Planning Board in the past and she had
101 always been very precise about the accuracy of the minutes. Mr. Monson agreed there were not any
102 substantive changes in the edits, just wording suggestions for specificity. At Mr. Cross's suggestion Mr.
103 Rounds amended his motion to include the approval of the minutes once the changes were amended.
104 The motion passed with the following roll-call vote:

105 Chair Earley, aye
106 Vice Chair Mason, abstain
107 Mr. Monson, aye
108 Mr. Cross, aye
109 Mr. Rounds, aye
110 Mr. Carpenter, abstain
111

112 Mr. Monson made a motion to accept the minutes of February 8, 2023. Mr. Carpenter seconded
113 the motion. Mr. Monson wanted to be clear that the minutes were accurate but that the motions made
114 in the minutes were not fulfilled as voted on. The motion passed with the following roll-call vote and Mr.
115 Carpenter abstaining:

116 Chair Earley, aye
117 Vice Chair Mason, aye
118 Mr. Monson, aye
119 Mr. Cross, aye
120 Mr. Rounds, aye
121 Mr. Carpenter, abstain
122
123

124 Mr. Rounds said the Master Plan subcommittee was wrapping up its work and asked if the board
125 wanted to review their work before it was moved to public hearing.
126

127 Mr. Rounds said the board in total was in effect through a minimum of 72 hours after the election,
128 so there would not be an issue with holding the meeting that was posted to take place the day after the
129 election.
130

131 Mr. Carpenter made a motion to adjourn the meeting. Vice Chair Mason seconded the motion.
132 The motion passed with the following roll-call vote:

133 Chair Earley, aye
134 Vice Chair Mason, aye
135 Mr. Monson, aye
136 Mr. Cross, aye
137 Mr. Rounds, aye
138 Mr. Carpenter, aye