



Special Windsor Planning Board Hearing

Oakwood Subdivision

Monday May 19, 2025

Windsor Town Office

Note: These minutes may not be considered an official public record until such time as they are read and accepted by the Planning Board members.

Members present: Chair Carol Chavarie, David Landmann, Nancy Fish, Matthew Taylor, and Jennifer Richardson

Others present: Tom Reed, Louise Reed, Town Manager Theresa Haskell, John O'Connor, Timothy Peng, Thomas McNaughton, Laurie Thomas, Jacqueline Healey, Adam Ellis, Allison Whynot, Shawn McFarland, Les Whitaker, Kristina Whitaker, Bill Portela, Correy Smith, Dyani Smith, Dan Finley, and Karen Finley

Call to Order/ Pledge of Allegiance-The meeting was called to order at 6:35 pm by Carol Chavarie. Jerry Nault was the moderator for the meeting.

Public Comment- Much discussion regarding the 80 acres owned by Dan Finley which was recently clear cut to create a subdivision. The property is located off Route 105 and has been designated as the Oakwood Subdivision. Today the focus is on the first six lots. Adam Ellis was representing Dan regarding the plans and survey. The survey maps were passed out to the community members to look at along with a small town map showing where abutters are in relation to the property. Someone asked for a copy of the survey map and Adam reported Dan would have to allow this as it was created specifically for him. Many abutters expressed concerns about water runoff and how this will affect their property. Others had concerns regarding the clear cut up to the property lines. Dan reported one of the subdivision roads will run along that line. Nick Mason asked if Dan would be building these homes or if he just planned to sell the lots. Dan Finley stated he planned to build them. Laurie Thomas asked how soon they would be building. Karen Finley reported they

usually build two a year and hope to build one this year. Alison Whynot asked if they planned to have a road association and they do, added to deed covenants so buyers are aware this is required. Karen also reported they do not plan to allow mobile homes in the subdivision. Theresa Haskell, town manager, answered the question of how these new homes may affect the overall property taxes in Windsor. Three letters were provided to the Planning Board by abutters with further concerns about the subdivision. These were added to the file and provided to the Planning Board members along with Adam and Dan. The Planning Board will add this to the agenda scheduled for June 2, 2025.

Respectfully submitted by Nancy Fish, secretary.