



## **Public Hearing for Frank Monroe gravel pit**

**Monday May 5<sup>th</sup>, 2025**

The meeting was called to order at 6:35 pm by Jerry Nault, who was appointed by Carol Chavarie to run the hearing.

Board members present were Nancy Fish, Tom Squiers and Jen Richardson. Other members arrived during the meeting.

Others present were : Bonnie Squiers, Sharon Sproul, Paulette Thibodeau, Nathan Northrup, Frank Monroe, Bill Monroe, Bill Appel and Allison Whynot.

Frank provided a copy of the written agreement he made with the adjoining pit owner regarding their shared boundary. Sharon Sproul expressed concern about how having a pit so close to her home will impact her daily living and quality of life. No other comments were addressed by the public. The meeting was adjourned at 7pm.

## **Minutes of Windsor Planning Board Meeting**

**Monday May 5, 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, Tom Squiers, David Landmann, Nancy Fish, new member Matthew Taylor and alternates Dan Finley and Jennifer Richardson

Others present: Tom Reed, Frank Monroe, Bill Monroe, Gregory Feltis (asst CEO), Sharon Sproul, Adam Ellis, Arthur Strout (CEO), Bonnie Squiers, Deborah Tanner, Selectboard members Bill Appel and Allison Whynot, Paulette Thibodeau, Nathan Northrup, Pattie Taylor, Alan Aronson, Darcy Aronson, Chris Weeks, Deveste Leeman, Beatrice Scheid, John Schap, Christina Dann, Christopher Dann, Kasey Allarding, Jason Allarding, Pat Stanek, Pat Hoffman, Mindy Emond, Gary Emond, and Karen Finley. Theresa Haskell, Windsor Town Manager, was also present.

**Call to Order-**The meeting was called to order at 7 pm by Carol Chavarie

**Previous Minutes, Consideration and Action-** David Landmann moved those minutes from the April 7, 2025 Planning Board meeting be accepted as written. Tom second, 5-0 approved.

**Public Comment-** none

#### **Old Business-**

Christopher Weeks- submitted a site plan review as he wants to build a home however only has 180 ft of road frontage. Multiple solutions were discussed and Chris will meet with the Town Manager and the CEO to decide course of action. Referred for a regular building permit. **No action by Board.**

Alan Aronson- Solar plan submitted as he wants to put 30 solar panels on his home. This will be about 577 sq. ft. This is under the 800 sq ft required by the Solar Ordinance and was referred to the CEO for a building permit. **No action by Board.**

Long Pond Subdivision Association- Arthur Strout, CEO, had sent a letter to the association regarding a code violation and asked them to be present at this meeting. Matthew Taylor recused himself from this discussion as a Planning Board member and joined the audience. Dan Finley became a voting member. Matthew had provided the Planning Board several pages of documentation regarding this violation and the fire road present on the association property. The group asked the CEO why he had sent the letter and Greg (asst CEO) stated they were asking for guidance from the board on this matter. After much discussion the group was strongly urged to work with a lawyer to clarify the issue based on all the documents from both sides. **David moved and Nancy second to table this matter indefinitely. 5-0 approved.**

Matthew Taylor rejoined the Board after that vote.

Frank Monroe-Discussion continued regarding the approval of Frank's pit. Frank's application did not have a clear map of his property showing the exact location of the septic and well. Frank was unsure where the septic was as the system is quite old. **Frank did not provide the notice to all of the abutters and will need to do so prior to moving forward. Conditional approval was granted with Frank completing certain conditions**

**prior to beginning. Those conditions were 1) Provide a detailed plan with landmarks, 2) Provide a survey by a licensed surveyor, and 3) agree to have the CEO monitor his pit at least once a year. David made the motion, Tom second 5-0 approved**

Robert Gagnon-solar application. Robert was not present so this was tabled.

Dan Finley- Dan was again represented by Adam Ellis. Dan was going to present his application for an amendment to his Deer Ridge subdivision however reported the property may be purchased by a current abutter. He will know this for sure later this week and requested this application be held to determine if it is needed. He will contact the Planning Board chair when he knows for sure. **No action by board**

**Meeting was adjourned by Carol at 8:44 pm.**

**Next regular meeting Monday June 2, 2025 at 7 pm, upstairs at the Town Office.**

**A special public hearing regarding the Rte 105 subdivision will be May 19<sup>th</sup> at 6:30 pm at the Town Office**

Respectfully submitted by Nancy Fish, secretary.