



Minutes of Windsor Planning Board Meeting

Monday July 7, 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: Tom Squiers, Nancy Fish, Matthew Taylor, Dan Finley, and Jennifer Richardson

Others present: Tom Reed, Arthur Strout (code enforcement), Bill Appel (selectboard). Karen Finley, Bonnie Squiers, Nate Niles, Robin Fuller, Heather Brown, Jim Brown, Adam Ellis.

Call to Order-The meeting was called to order at 7 pm by Matthew Taylor

Previous Minutes, Consideration and Action- Minutes from June 2 was approved with correction of Tom Squiers name being misspelled. Also approved were the minutes from the June 19 site visit to the Oakwood subdivision with one lot number removed that was not looked at, and the June 26th KVCOG presentation meeting as written. **Matt made the motion, Tom second to approve, 5-0 vote to approve**

Public Comment- none

Old Business-

Pit Rd Solar project- Revision is still awaiting DEP approval for this project and will provide copies of that approval to the town clerk upon receipt. **The board voted to approve the project with the condition that the DEP approval will be provided prior to construction. Matt made the motion, Dan second, 5-0 approved.** The town will provide a signed copy of their approved application with those conditions.

Oakwood Subdivision (Dan Finley 105 property) –Dan sat with the audience for this discussion and was not eligible to vote. Adam Ellis provided the Board the most recent design of the project showing a pond on lot #4 to help with water management. Discussion regarding Dan putting in the approved DOT second road off Route 105 so he can reach his other lots. Dan has changed/ discussed all the concerns brought up at the public hearing along with board concerns. **Jen moved, Nancy second, 4-0 approved the 6 lot subdivision.**

Dan Finley rejoined the meeting as a voting Planning Board member.

New Business-

Robin Fuller, Balsam Drive- Robin requested Board guidance regarding her property on Balsam Drive which is part of a 14 lot subdivision. She would like to sell a piece of this to her father, Jim Brown, who currently owns the abutting property. She also would like to sell her home and possibly to retain a portion of the land, thus creating a second lot. Selling the piece to her father was okayed as this is to an abutter and will not change the subdivision. Much discussion regarding the split in her remaining land however and whether this would be allowed. Robin was unsure what she wanted to do. She was told she would need to discuss the project with her association members and come back to the planning board for approval, using the subdivision application, if she wanted to make any other changes to her land and possibly splitting it. **No further action was needed by the Board**

Adam Ellis- Savade Pond- Adam had submitted the preliminary application for this project along with a reconfigured map for the lot sites. Tom Squiers expressed some concerns regarding the site of this project and the considerable drop off of the land. **The Board scheduled a site visit for Wednesday July 23, at 5:30 pm to see the layout of the land.**

Meeting was adjourned by Matt at 8:11 pm.

Next regular meeting Monday August 4, 2025 at 7 pm, upstairs at the Town Office.

Respectfully submitted by Nancy Fish, secretary.