



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

**Monday Nov 10, 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: Carol Chavarie (chair), Nancy Fish, Matthew Taylor, and Jen Richardson.

Others present: Adam Ellis and Tom Reed

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

**Previous Minutes, Consideration and Action**- Minutes from October 6 meeting were approved as written. Savade Pond hearing minutes were approved with removal of Dan Finley being present. **Matt moved, Jen second, 4-0 approved.**

**Public Comment**- none

**Old Business** - New 105 Subdivision for Dan Finley.- Adam presented the preliminary plan for this. The road entrance permits were approved by DOT. Dan paid the town fees for this prior to this meeting. A public hearing for this was scheduled for Dec 8 at 6:30 PM with **Jen making the motion, Matt second 4-0 approved.** Adam will submit the next plan to the board by Nov 25 due to the Thanksgiving holiday. Adam also requested the Planning Board meeting be scheduled for Dec 8<sup>th</sup> as he will be away on Dec 1<sup>st</sup>. **Jen made the motion with Nancy second 4-0 approved.**

Jen asked the Board "Are we approving too many subdivisions as to cause possible problems later for the town regarding the school, emergency services and transfer station." The recent legislation of LD 1829 may also impact available housing. This followed with a lengthy discussion about what capabilities the Board has. The board decided to speak with the Select Board about their concerns to see if anything could or should be done. **Jen**

**made the motion with Nancy second 4-0 approved to speak with the Select Board regarding “How does the amount of subdivisions being put forth impact town services” Nancy will contact the Select Board chair to request time on the agenda for their Nov 18<sup>th</sup> meeting.**

**New Business-** Route 17 subdivision- Adam presented the sketch plan for a three lot subdivision in a back area off Route 17. There is already a road in place with permit, and is owned by the property owner. There is also a possible 4<sup>th</sup> lot that is currently owned by an abutter. Discussion followed regarding the road association, Matt stating the 4<sup>th</sup> lot must pay into the road association however does not need to be a member. Adam agreed. **Matt made the motion, with Jen second, 4-0 approved to move forward with the plan.**

The board informally discussed the need for another work session to look at needed application changes and to look at possible ordinance changes to submit to both the Select Board and the town for approval. This was scheduled for Jan 12 at 7pm

**Meeting was adjourned by Carol at 8:28 PM.**

**Next regular meeting Monday December 8 at 7 pm, upstairs at the Town Office.**

**Public hearing for Dan’s Route 105 subdivision on December 8 at 6:30 pm, same location.**

Respectfully submitted by Nancy Fish, secretary.