



Minutes of Windsor Planning Board Meeting

Monday December 8, 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: David Landmann, Nancy Fish, Matthew Taylor, Tom Squiers, Jen Richardson and Dan Finley

Others present: Adam Ellis, Steve Chicione, Jason Tyler, Karen Finley, and Bonnie Squiers

Call to Order-The meeting was called to order at 7 pm by David Landmann

Previous Minutes, Consideration and Action- Minutes from November 10 meeting were approved as written. **Matt moved, Dan second, 5-0 approved.**

Public Comment- none

Old Business – Woodpecker Ridge Subdivision for Dan Finley.- Dan sat in the audience during this discussion. Adam presented the final plan for this. Much discussion regarding the road association needing to be formed before the first lot is sold. Karen stated she and Dan would discuss this with their lawyer and get it done. The final plan map has the road name Woody Lane on it and Dan was asked if this was approved by code enforcement. Dan thought it was however unsure. The maps usually approved by the Board do not have road names. The Board used the subdivision checklist to make sure all aspects of the rules were covered. The Board then voted to approve the plan contingent of a road association being established. Adam will bring that document to the town office and the office will then notify the Board the map is ready to be signed. **Matt made the motion, Nancy second, 5-0 approved**

Route 17 subdivision -Wild Acres. The preliminary plan for this subdivision was presented. A road association was discussed and Steve Chicione reported the initial plan is for the buildings to be duplexes and rented rather than sold. A road association would not be necessary if he and Jason Tyler remain the only owners. They were encouraged to consider creating one for the future anyway. A public hearing for this property was scheduled for January 5 at 6:30 pm. **Nancy made the motion, David second 5-0 approved**

New Business- Crooker gravel pit. The Board received a site plan application for this pit expansion however no one from Crooker was present. This was tabled until the January 5 meeting.

Meeting was adjourned by David at 8:12 PM.

Next regular meeting Monday January 5 at 7 pm, upstairs at the Town Office.

Public hearing for Wild Acres Subdivision on January 5 at 6:30 pm, same location.

Respectfully submitted by Nancy Fish, secretary.