



# Minutes of Windsor Planning Board Meeting

Monday April 6, 2026

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 Chaverie, Nancy Fish, Matthew Taylor, Tom Squiers, David Landmann, and Jen Richardson

Others present: Arthur Strout (Code Enforcement), Haleigh Moran (Town Manager), Bill Appel ( Select Board), Tom Reed, Dylan Peaslee, Bonnie Squiers, Brian Cribb and Cara Cribb

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

**Previous Minutes, Consideration and Action**- Minutes from the March 2 Crooker Pit Public Hearing were approved as written. **Tom moved, Matt second, 5-0 approved.** The March 2 minutes were discussed and the board voted to have Nancy look at the Long Pond Association section of the minutes as requested by Matthew Taylor and revise if needed. Matt provided the Board with information regarding the last meeting and also wanted a document added as an addendum. **David made the motion, Tom second, 5-0 approved to delay approving the minutes until next month with any possible needed changes and also, to allow the public during the Public Comment portion of the meetings to weigh in on any details of the minutes.**

**Public Comment**- None

**New Business**- Whitaker Acres LLC site plan- Dylan reviewed the application and provided clarification as to where the pit is actually located on this property. He reported the pit is an old one that has been filled in with various items over the years, mostly from the former owner. They would like to empty it, extract any remaining gravel and then convert it to a pond. They plan to build berms, have a construction apron to help keep material off the road, and understand that due to the site exit onto Coopers Mills Rd, it cannot be used when the road is posted. Dylan also stated they would be using clay already there to water

seal the pit so that it would eventually fill with water. **Tom made the motion with Matt second to approve the pit contingent on Greg (asst CEO) taking photos of the pit prior to the work beginning. 5-0 approved. Nancy later made the motion with David second to waive the requirement to hold a public hearing for this. 5-0 approved**

Cara Cribb site plan- Cara would like to create a small Farmer's Market on her property and have parking for approximately 15 vehicles. This is a small non-profit currently selling eggs and raising small animals. They will move some things around to make room for vendors and parking. This is located at the crest of a small hill and on busy Route 32. Cara stated there would be room for vehicles to turn around and exit facing forward. Clarification was made by Brian that the ground is able to handle the increased parking without having to add any material not already available on the property. Cara would be in charge of all licensing concerns as the individual vendors would be licensed through her per state regs. Cara's business is already insured and licensed. **David made the motion, Matt second to approve with two contingencies. One-no parking along Rte 32 and Two- all vehicles must exit the property facing forward onto Rte 32. 5-0 approved**

Change of Use definition- The Select Board asked the Planning Board to please look at this and try to make a generic definition for change of use. Nancy provided the board a handout from a larger town which has zoning and shows 5 different categories of site usage as a jumping off point. Windsor has no zoning. After much discussion and multiple individual examples the board decided that the Change of Use could not be defined as many factors are also looked at to determine if the use has changed. These decisions must be decided on a case by case basis.

David Landmann discussed with the Board concerns discussed by the Comprehensive Plan committee regarding "Developments of Regional Impact" or large industrial businesses, such as a college or a prison. David expressed that Windsor could be potentially seen as a site for a data center as we have the power grid and a river nearby. Matt expressed concern how a large facility could impact housing in the town and David reiterated it would impact many aspects and could cause a strain on town resources. David agreed to look at our existing ordinances and see how to best move forward. Bill will also discuss this with the Select Board and Matt will look at other towns currently being impacted by this.

**Meeting was adjourned by Carol at 8:05 PM.**

**Next regular meeting Monday May 4, 2026 at 7 pm, upstairs at the Town Office.**

Respectfully submitted by Nancy Fish, secretary.