



Minutes of Windsor Planning Board Meeting Monday March 2 , 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, Jen Richardson, David Landmann, and Tom Squiers

Others present: Arthur Strout (code enforcement), Haleigh Moran (town manager), Bonnie Squiers, Tom Reed, Moira Teekema, Pattie Taylor, Deborah Tanner, Roger Tanner, Raymond Hansen, John Scheid, Pat Stanek, and Paul Hoffman

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

Previous Minutes, Consideration and Action- Minutes from both January 5 and February 2 were discussed and approved. Nancy explained she had revised both months to clarify comments regarding the Lond Pond Road Association and to remove outside literature submitted by Matthew Taylor. **Matt made the motion to approve January 5th, with David second 5-0 approved. Nancy made the motion to approve Feb 2nd, with Jen second. 4-0-2 approved with David and Tom abstaining as they were not at that meeting. Jen voted on this as she was an active member that month**

Public Comment- None

Old Business- Crooker Construction Mineral extraction site plan. Ian Messier again addressed the board. Nancy asked where the Dyer Cemetery is in relation to the site and this was clarified on the map. Bonnie Squiers suggested Crooker consider donating a small area to the town as they need cemetery space. Haleigh reported the town could even pay for the land. Ian did not comment. No other concerns were expressed. **David made the motion with Matt second to approve the site plan as written 5-0 approved.**

Lond Pond Road Association discussion. None of the officers from the Association were present with Debbie Tanner saying she was there to answer questions. Matt Taylor stepped away from the Planning Board and joined the audience for this discussion. Carol reminded all that the fire road belonged to the Association, and they agreed to

maintain it. Carol said they could walk in, picnic and use the area for swimming and to launch kayaks or canoes. Carol also clarified that per the State Fire Marshall the fire road may be used for pond access however vehicles should not be there due to the potential use by emergency vehicles. Debbie mentioned the area had 5 or 6 parking spots at the end and Carol and Arthur both stated that was so the fire truck would have room to turn around. Arthur Strout is the Windsor fire chief as well as code enforcement. Pattie Taylor asked who Carol had spoken with at the Fire Marshall's office and to please show something in writing. Carol was unsure who she spoke with however will try to get that. Carol then stated the discussion regarding the Road Association would be over tonight as the Planning Board and/or town have been discussing it for over 10 years and there are currently no Planning Board issues with the Association. No ordinance rules have been broken. Carol met with the Taylors with both Carroll York and Jerry Whitaker in the past regarding this fire road. Pat Stanek mentioned regulations about shoreline usage citing several provisions limiting use per the town's ordinance. This was clarified by Carol that those are for structures, not individual people. Paul Hoffman asked if a change to the fire road is needed it would need to come before the planning board. Carol agreed, that if a change is made, the association does need to come to the town planning board and change the subdivision map.

David made the motion, with Carol second to table the Long Pond issue indefinitely. 5-0 approved with Jen voting for Matthew.

Matt then rejoined the Planning Board

New Business- Kyle Corson, site plan application for a dog training site, was not present so this was tabled

David Landmann stepped away from the Planning Board to discuss his site plan application for the Bull Brook Campground he would like to establish on his land. David discussed that this would be rustic, wilderness camping. Toilets would be compostable toilets, and potable water would need to be brought in by campers. Nancy asked about showers being available and David stated there would not be any available due to the rustic nature of the area. David showed the site on a map of his property and where each individual site would be. He explained plans for fire safety along with conditions for camping with no loud music being allowed. David will have fully enclosed fire pits at each site. Matt asked how wide David's property is and this was defined. David explained he would also have trails available so other parts of his land could be accessed. There is some logging going on in the far end of the property however this is accessed by another road. Moira Teekema asked about hunting on the land and David said he has considered having a shooting range. He does allow hunting on his land. Debbie Tanner asked about horse paths and David provided her with his card so this could be further discussed. Nancy asked if swimming would be allowed in Bull Brook and David responded that the brook has an active beaver dam on it but swimming would not be disallowed. It would be at their own risk. Matt mentioned that DHHS had strict regulations regarding campsites and David will have to be approved by them. David will also have to have his tent pads approved by Arthur as code enforcement. **Nancy made the motion with Matt second to allow David to move forward with his project. 5-0 approved with Jen voting in place of David.** David then rejoined the Planning Board

Tom Squiers asked about LD 2174, which could impact the town if passed. It is "An Act to Replace the Maine Waterway Development and Conservation Act with the Maine

Renewable Energy and Associated Transmission Development and Conservation Act” If passed this could bypass the Planning Board approval process by individual towns. Haleigh stated the Select Board is monitoring this as well. David mentioned perhaps the Planning board and the Select Board issue a joint statement regarding the towns opinion. Tom agreed to keep the Board informed regarding this legislation.

The meeting was adjourned by Carol at 8:05 PM

Next regular meeting Monday April 6, 2026 at 7 pm, upstairs at the Town Office.

Respectfully submitted by Nancy Fish, secretary.