



Special Windsor Planning Board Site Visit

Oakwood Subdivision

July 20, 2026

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: Chair Carol Chavarie, Nancy Fish, Matthew Taylor

Others present: Adam Ellis and Tom Reed

A site visit to look at Phase 2 of this subdivision, lots 7-12. The group accessed this on the Brookside Lane side. The current road will be moved closer to edge of the property. Dan will also be selling the remaining property (about 49 acres) to an abutting landowner. No water was observed on the land excepting a natural pond already looked at during phase 1. The board discussed the two roads and the current plan not to have them join. The Board requested this be changed and have the two adjoin with a stop sign at the intersection. This will allow better fire safety and provide a second entry/ exit for the property owners. Adam will make that change prior to the public hearing on August 3, 2026

Both the Code Enforcement and the Town Manager requested the Board take a second look, as soon as possible, at the Goodwin Solar Application due some vague wording in the solar ordinance. This was presented at the July 6 meeting. Carol, as board chair, agreed to bring this up for another vote during today's advertised meeting. **Nancy made the motion, with Matt second to approve the application and allow Code Enforcement to issue a permit. 3-0 approved**

Respectfully submitted by Nancy Fish, secretary.