



Minutes of Windsor Planning Board Meeting Monday August 3, 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: David Landmann, Nancy Fish, Matthew Taylor, Thomas Squiers and Dan Finley.

Others present: Tom Reed, Arthur Strout, Bonnie Squiers, Jude Scarola, Tom McNaughton, John O'Connor, Haleigh Moran (town manager), Adam Ellis, Ray Bates (Select Board), and Bill Appel (Select Board)

Call to Order-The regular meeting was called to order by David Landmann

Previous Minutes, Consideration and Action- Minutes from July 6 meeting were approved as written. **Matt made the motion, Dan second 5-0 approved**
The minutes from the July 20 site visit were approved as written. **Matt made the motion, Tom second 5-0 approved**

Public Comment- none

Old Business- Oakwood Subdivision Preliminary application-Adam Ellis. Reviewed by Board as complete as presented. Final application will be on the October agenda per the request of Adam Ellis who will be unavailable for the September meeting. **Nancy made the motion, Matt second 4-0 approved. Dan did not vote as he is the property owner**

New Business – The Board voted to move the September meeting to the 14th as the 7th is Labor Day. **Nancy made the motion, Tom second 5-0 approved**

Haleigh reported the town had been approved for a grant of \$10,000 to aid in any changes required to existing ordinances regarding LD 1829. Discussion followed how to best use these funds.

The board then began reviewing all town ordinances per the Select Board. The following is partially an AI version of that discussion. The meeting was audio recorded and this came from that. The Board Secretary made minor changes for clarification.

Changeable Sign Ordinance: *A discussion was held regarding allowing these signs on back roads. General agreement exists that they should not be permitted on many roads. The board voted to recommend no changes to the current ordinance and will send this to the select board. Nancy made the motion, Tom second 5-0 approved.*

Dump Ordinance (1987): *This needs the title updated to Transfer Station and the fine amount may need to be increased. The board decided to hold off on finalizing changes to decide if it should be combined with other related ordinances like hazmat policies.*

Enhanced 911 Ordinance: *An issue was identified where both the select board and planning board are mentioned as responsible for naming roads, indicating a need for cleanup.*

Cable TV Ordinance: *This ordinance needs to be updated to include other forms of telecommunication. It was noted that Spectrum pays a franchise fee to the town, but Fidium may not be.*

Shoreland Zoning: *The ordinance follows state requirements, which allow municipalities to be more restrictive but not less. Changing setbacks could create many nonconforming properties. The board will review with state compliance in mind and involve Greg, who has attended recent state trainings.*

Site Plan Review: *This will need to be updated to add Development of Regional Impact (DRI): A proposal was made to create three classes: minimal/no application, standard review, and DRI for large projects (e.g., asphalt plants) to address regional impacts. Specific revisions will be prepared for the next meeting.*

Sludge Storage and Land Application: *This technical ordinance is tied to spreading municipal wastewater biosolids. Due to concerns about PFAS, the town may consider repealing or prohibiting sludge application. The path forward will be vetted by an expert.*

Floodplain Management Ordinance: *This is a highly technical and state-required ordinance. The board will seek expert input.*

Conservation Commission: *The commission is an enabling ordinance, but memberships have lapsed. The board discussed folding its functions into the Planning Board or maintaining a separate body and will review to recommend a disposition.*

? Ordinances identified as Select Board matters: *Animal Trespass and Nuisance, Budget Committee Ordinance, Building Use (Town Hall), disbursement warrant ordinance,*

general assistance, littering, and mailbox policy.

The Board agreed to look at the following ordinances prior to the next meeting so they could be discussed more in depth. Building Code, with input from Code Enforcement, Solar, Subdivision, Site Plan and Shoreline.

Meeting was adjourned by David at 8:10 PM.

Next Meeting will be September 14 at the Town Office

Respectfully submitted by Nancy Fish, secretary.