

Windham Historic District Commission Meeting

Windham Center School

May 30, 2012

Commissioners present: William McMunn, Chair; David Masopust, David Dupuis, David Johnson, Alice Burns-Decelles

Also in attendance, James Finger, Ed St.Germain, Marjorie Andrychowski, Nancy Thorpe

The Public Hearing was called to order at 7:30PM.

Marjorie Andrychowski presented her plan to construct a 28'x14' deck in place of an existing car port and replace cedar shake siding with fiber cement shakes, on her property 73 Windham Center Road (no.27 in the Historic District). The deck and railing to be of composite material. All trim to remain as is.

Public hearing closed at 7:45PM and Commission Meeting called to order.

David Masopust made motion to accept Marjorie Andrychowski's proposal as presented. David Dupuis seconded. All Commissioners voted in favor.

Minutes of April 25, 2012 were distributed. David Masopust made motion to accept as distributed. David Dupuis seconded. All Commissioners voted in favor.

Minutes of May 10, 2012 Special Joint Meeting with the Windham Planning & Zoning Commission were distributed. David Johnson moved to accept with the correction of the references to the two types of "village district" to:

1. Village District (CT General Statutes on Zoning, Section 8.2-J) or
2. village district (based on local regulations).

David Dupuis seconded. All Commissioners voted in favor of accepting the minutes as corrected.

Chair William McMunn read letter from Town Manager Neal Beets on improved lighting for Windham Center School parking area. The Town will contact William McMunn to continue developing an appropriate plan.

The Commissioners discussed their response to the Joint Meeting with the Windham Planning and Zoning Commission on how best to enable economically viable rehabilitation of the Windham Inn. It was clear from the joint meeting that the P&Z Commission will look to the Historic District Commission for an outline of any zoning changes that we would like to see.

A public information meeting was proposed with the residents of Windham Center in the 06280 Zip Code. The Windham Center Fire House was thought to be the best location. William McMunn will contact them for available dates. Invitations to the meeting could be distributed through the Windham Neighbors Email system, notices in the Post Office, Library, the two churches in the Center, and by a possible postcard mailing. The purpose of this meeting would be to inform residents and property owners of a possible change in zoning of an area near the Windham Inn to permit limited commercial use beyond what is now permitted and solicit their responses and suggestions.

Ed St.Germain owner of the Windham Inn, expressed his concern that the Windham Historic District Commission, not the Planning and Zoning Commission, should control the whole process. James Finger and William McMunn both pointed out that by State Statute, the Historic District Commission has authority to control only appearance, not use, which is the jurisdiction of the P&Z Commission. James Finger pointed out further that P&Z is not permitted to delegate its authority to any other board or commission. All of the Windham Historic District Commissioners agreed on this point, that the best way to save the Inn and support Mr. St. Germain in this effort would be to work with the Planning and Zoning Commission to define a small limited commercial zone that would be good for all the property owners and residents of Windham Center. It was agreed that William McMunn would contact the State Historic Preservation Office to request a meeting of the Historic District Commission with one of their senior staff members to give us guidance on the best way to accomplish these goals, as this is a new area for us and most likely the State as well.

Nancy Thorpe proposed that we hold off on a Public Information Meeting until we meet with the State and get some additional information and guidance, The Commissioners agreed to this.

The Commission also asked Mr. St. Germain to submit to all the Commissioners a draft plan for the Windham Inn property, detailing some of the possible commercial uses that he would like to see, to help us to start formulating a plan to discuss with the Planning and Zoning Commission.

Next regular meeting scheduled for June 27, 2012 at the Windham Center Congregational Church.

Meeting adjourned at 9:35PM.

Respectfully submitted,
David Masopust