

Town of Windham  
ZONING BOARD OF APPEALS

DATE: **Thursday December 6, 2007**

TIME: **7:00 P.M.**

PLACE: **Windham Town Hall, 979 Main St., Willimantic**

A G E N D A

- I. **Call to Order**
- II. **Election of Officers**
- III. **New Business - Public Hearings - DISCUSSION/POSSIBLE ACTION**
  1. **Eastern Valley LLC – two Special Exception applications for property identified on Assessor’s Map 7-10, block 254, lot 26.**
    - a. **Autumn Ridge** – non-standard lot under Section 3.3.2 for frontage reduction;
    - b. **Mullin Hill Rd.** Rear lot Section 78.2 both in Windham Center
  2. **Forrest N. Burke III 18 Jaynes Ave., Willimantic Camp Meeting Association property** – variance to enlarge non-conforming property.
- IV. **Routine Business - DISCUSSION/POSSIBLE ACTION**
  1. Approval of Minutes;
  2. Correspondence;
  3. Miscellaneous – setting schedule for 2008
- V. **Adjourn**

**Robert Coutu, Acting Chairman**

# Town of Windham

## MEMORANDUM

TO: Windham Zoning Board of Appeals  
FROM: James Finger, Town Planner  
DATE: June 26, 2008  
SUBJ: Planner's Report for next meeting

**Eastern Valley LLC – two Special Exception** applications for property identified on Assessor's Map 7-10, block 254, lot 26. These applications involve a re-configuration of three different parcels that have been consolidated and now are to be divided into two building lots.

**Autumn Ridge** – This is an application for a Special Exception as a non-standard lot under Section 3.3.2 for frontage reduction of 175 feet in an R-1 District to approximately 150± feet. The development of this lot will depend on getting wetlands permit also.

**Mullin Hill Rd.** where an application for a Special Exception is sought for a Rear lot in accordance with Section 78.2. Here, the minimum frontage is only 50 feet, and they have 100 feet. The lot qualifies for approval.

**Forrest N. Burke III 18 Jaynes Ave., Willimantic Camp Meeting Association property** – This is an application for a variance from Section 3.10 for building addition to a non-conforming property. Part of the building has been demolished because of serious deterioration. The dwelling is located in the Willimantic Camp Meeting Association property, which was originally used as a summer retreat.

With the increasing costs of housing, many owners of these cottages are now converting them to year round use. Given that many of the homes, and the streets are all non-conforming as to code, each addition requires a variance that the Board has routinely granted due to the unique configuration of the property and ownership. The subject home has a more generous space between the two buildings on either side; and the addition will not affect any other neighboring homeowner. The staff has no objections to granting the variance.