

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: **October 25, 2012**

TIME: **7:00 PM**

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

A G E N D A

**Revised*

- I. **Call to Order**
- II. **Approval of Minutes** – *Sept. 27th, 2012
- III. **New Business – DISCUSSION – AND – POSSIBLE ACTION**
Public Hearings on Proposed Revisions to the Windham Zoning Regulations as follows:
 1. **Public Hearing** on Proposed Changes Affecting General Business and General Commercial Districts (*see legal notice*).
 - a. **Revise Section 32** - General Business District B-2 of the Windham Zoning Regulations and revise the B-2 District Boundary
 - b. **Create Section 32A** - General Business District B-2A with zoning regulations and boundary to encourage and permit business similar to the B-2 District but at a lower density and larger scale.
 - c. **Rezone parcels** currently in the B-2 to more compatible contiguous zones:
 - Rezone 27 Through 50 Holbrook, also 25 Vermont Dr. being rezoned from Business B-2 to Residential R-5, also 25-52 Wilson St. from Commercial C-2 to Residential R-5;
 - rezone ECSU property at 284 Valley Street from B-2 to Residential R-6 for the dormitory;
 - rezone the rear portion of 55 Bridge St. leased by the Railroad Museum, and the rear portion of property at 75 Bridge St from B-2 to C-2 (front portions will remain B-1A);
 - Zoning change for AT&T parking lot identified as 27, 28, & 29 Schoolhouse Lane behind Town Hall – rezoning from B-2 to B1A;
 - Zone change for riverbed and riverbank at 79 Bridge St along with abutting unnumbered parcel to the southeast, from B2 to Reserved Land.
 - d. **Revise Section 35** - General Commercial District C-2 of the Windham Zoning Regulations and revise the C-2 District Boundary.
 - e. **Create Section 35A** - General Commercial District C-2A with zoning regulations and boundary to encourage and permit business similar to the C-2 District but at a lower density and larger scale.
 2. **Public Hearing** Windham Mills –310 & 322 Main St., Willimantic - proposed Planned Development District zoning application to permit up to 40% residential use
- V. **Other Business – DISCUSSION – AND – POSSIBLE ACTION**
- VII. **Routine Business – DISCUSSION – AND – POSSIBLE ACTION**
 1. Correspondence
 2. Miscellaneous
- VIII. **Adjourn** **Paula Stahl - Chair**