

# WINDHAM PLANNING & ZONING COMMISSION

## Regular Meeting

DATE: June 26, 2014

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 - Seating of Alternate

II. Approval of Minutes for March 27, April 24, & May 8, 2014

III. **New Business** **Public Hearing:** (*Discussion and Possible Action*)

1. **Frog Bridge Gymnastics** - for property located at 730 Windham Rd, South Windham (Assessors Map 5-9/207/2) - Special Permit application to establish a retail service operation in an M-1 District in accordance with Section 41.2.7a of the regulations

**Also** - *The Commission will conduct **Public Hearings** on its **proposed revisions to the Town's Subdivision and Zoning regulations** as follows:*

2. Complete revision of Section 41 Manufacturing District M-1 and zoning district boundary changes to include properties at 194, 202, 204R, & 206 Boston Post Road, 325 & 375 Tuckie Rd, and properties on both sides of Club Rd including 116, 134, 134R, 148, and 184 & 185 for the Windham Golf Course.
3. Complete revision of Section 42 Business Park And Light Manufacturing District M-2 along with boundary changes to include properties at 730, 826, 854, & 860 Windham Rd., 167R, 199, 255, 316R, 330R & 338 Plains Road, then 249A, 324-348, 848 and part of 55 Windham Center Rd.; also including Railroad ROW;
4. Complete revision of Section 43 Neighborhood Manufacturing (M-3)
5. Complete revision of Section 44 - Manufacturing/Industrial District M-4 along with boundary changes to include odd numbered properties along Boston Post Rd. as 63-83, 87-AR&BR, 107R, 181-189 Boston Post Rd.
6. Rezone properties along Crystal Rd from Commercial M-1 to Commercial C-2;
7. Rezone properties 325 No Windham & 190 Windham Center Rd from Manufacturing to R-1 Residential
8. Rezone properties from 974-1008 Windham Rd, South Windham from Manufacturing to R-3 Residential
9. Rezone properties at 297 Windham Center Rd, 29 & 80 Old Boston Post Rd, 512 Boston Post Rd Boston Post Road 43r & 45 Stonegate Dr. from Manufacturing to Reserved Land RL zone;
10. Revise Section 53 - Reserved Land District - RL to allow all municipal uses;
11. Revise Section 4 - Definitions to insert the word 'road' into definition of abutting for clarification; also on 'Frontage' to permit frontage to be measured along a Private Way as part of an approved Flexible Design Subdivision
12. Revise the Windham Subdivision regulations Section 6. Flexible Design Subdivisions delete 6.4.2 (iii), and revise numbering for remaining provisions; add Section 6.4.3 to allow a 'Private Way' to be permitted for up to six lots as part of a flexible design subdivision; Revise Section 6.4.2 to remove 'for starter house lots', and change to 6.4.3; also revise Section 7 on Standards for Streets...to clarify rules for Private Ways

IV. **Other Business**

V. **Report from Zoning Enforcement Officer**

VI. **Routine Business**

- a. Correspondence - Mansfield notice of hearing for Colonial BT LLC - Foster Dr. - application for additional apartments
- b. Miscellaneous - WINCOG - comments on Mansfield zoning changes
- c. \*Town Council Referral - CGS 8-24 Review - Tax foreclosure and disposal of 9 Bolivia Street and 358 Jackson Street

VII. **Adjourn**

Paula Stahl, Chair