

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: July 28, 2011

TIME: 7:00 PM

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

A G E N D A

I. Call to Order

II. Approval of Minutes – July 14, 2011

III. Public Hearing items – *DISCUSSION – AND – POSSIBLE ACTION*

1. **Public Hearing (Six) ‘6’ Liquor & Wine – 361 Boston Post Rd., North Windham**
ó Application for Special Permit to establish a package liquor store in an M-1 District

IV. Old Business ó *DISCUSSION – AND – POSSIBLE ACTION*

1. Action on proposed **changes affecting the North Windham area along Northridge Road** up to and including the Tractor Supply store by creating a **C-4 District** with zoning regulations and boundary to encourage and permit general retail/commercial development with flexibility allowing the zone to be responsive to market trends.
2. Windham Community Memorial Hospital ó request for extension to file subdivision maps

V. New Business – *DISCUSSION – AND – POSSIBLE ACTION*

1. Preliminary proposal for 11 Machine Shop Hill Road

VI. Zoning Revisions poultry, earth excavation, other commercial areas (B2, B3, C1, C2, M-1)

VII. Routine Business – *DISCUSSION ó AND ó POSSIBLE ACTION*

1. Correspondence & Miscellaneous
 - a. Regional referral from Mansfield on Special Permit application within 500 feet of Town Line for Farmers Cow Calfe located at 82-86 Storrs Rd (Staples Shopping Center)
 - b. Letter to Federal Energy Regulatory Commission from Albany Engineering Corp. representing Norwich Public Utilities on license for Scotland Dam requesting that the information submitted in response to questions be exempt from FOIA disclosure.
 - c. Letter to Federal Energy Regulatory Commission from First Light on license for Scotland Dam indicating that they had addressed the FERC’s concerns by way of electronic filing due to Critical Energy Infrastructure Information contained.

VIII. Adjourn

Paula Stahl - Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: July 21, 2011
SUBJ: Planner's Report

*Please call 860-465-3041 to let us know
whether or not you are coming to the meeting.*

New Business

Liquor & Wine ó 361 Boston Post Rd., North Windham ó This is an application for a Special Permit to establish a package liquor store in an M-1 District.

North Windham area along Northridge Road. Action on proposed changes were deferred at the last meeting to consider comments from a property owner who owns the majority of the remaining vacant land.

Windham Community Memorial Hospital ó due to a number of legal matters involving various easements, mortgage commitments, and a condominium agreement with another owner, the Hospital needs to request for extension to file subdivision maps.

Preliminary proposal for 11 Machine Shop Hill Road ó the old Giant Vac (aka Janiak Manufacturing) complex in the South Windham Village is empty, and they have an interest from someone who would like to explore a mixed-use development. This may necessitate some zoning changes.