

**PLANNING AND ZONING
WINDHAM, CT**

**SPECIAL MEETING MINUTES
October 13, 2011**

The Windham Planning and Zoning Commission held a meeting on October 13, 2011 in the Town Hall. Members present were Claire Lary, Juan Montalvo, Dan Lein, Jean Chaine, and Paula Stahl.

The meeting was called to order at 7:02 P.M.

I) Revisions to Zoning Regulations - Discussion only

a) Incentive Housing Zone. Jana Butts, WINCOG Senior Planner presented the members an update on the state requirements for locating the zones and Windham's stated goals. She explained the rating system she has developed to objectively compare different areas.

She then directed the discussion on whether the resulting density would be appropriate in each location being considered. In IHZ Zones 1 and 2, the members felt that the new B1 zoning regulations permit the appropriate density for the Murray, Hale and Hooker buildings. The IHZ may be beneficial for the YMCA and Chapman Block. Jana indicated that the IHZ Zone 3 may need to be scaled back to include needed parking. Members felt that both IHZ Zones 5 and 6 created density that would not be appropriate in those locations because of the surrounding current land uses.

The members felt that the IHZ Zone 4 in the area of the former Uncle Ken's would be a location ideal for owner-occupied townhomes. The members also considered the former Durable parcel as a site that should be studied for inclusion for additional owner-occupied townhomes.

Jana then led the discussion on the standards that would be in place for each new building. She will continue to develop the standards in the style used in form-based zoning.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,
Paula Stahl