

**PLANNING AND ZONING COMMISSION  
WINDHAM, CT**

**SPECIAL MEETING MINUTES  
November 10, 2011**

The Windham Planning and Zoning Commission held a meeting on November 10, 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) Revisions to the General Business (B-2) zone. The Chair distributed a draft of the regulations for areas similar to West Main Street. The goal is to have permitted uses consistent with the current development pattern to eliminate the need for public hearings. The Chair is also preparing tables of uses that will allow a potential developer to clearly see the approval process by uses and district.
- b) Sign regulations. The Chair is reviewing regulations for Tolland, Wallingford and Freeport (recommended by a member) and preparing draft regulations. The draft will first go to town staff for comment.
- c) Gravel regulations. Staff has completed the review and recommends a few modifications. The Chair will incorporate those changes prior to the next working meeting.
- d) Definitions to distinguish between restaurant, club, nightclub and BYOB. To provide opportunity for evening entertainment that is balanced with community livability, the members felt that limiting the hours of operating to the same as the sale of alcohol would be appropriate.

The meeting was adjourned at 8:40 P.M.

Respectfully submitted,  
Paula Stahl