

WINDHAM PLANNING & ZONING COMMISSION

Windham Town Hall

979 Main St

Willimantic, CT

Minutes for November 17, 2016

**corrected*

- I. **Call to Order** - Paula Stahl-Chair, called the meeting to order at approximately 7 PM. Others in attendance were: Jean Chaine-Vice Chair, Claire Lary, Edward Pelletier, and alternate Scott Lambeck. Michael Graf was absent, so Scott Lambeck was seated as a voting member. Staff present were Matt Vertefeuille Director of Code Enforcement, and James Finger, Town Planner. Others present were Kevin Solli of Solli Engineering, Norm Thibault of Killingly Engineering, and Adib Chouiki.
- II. **Approval of Minutes** for October 27, November 10, 2016. Jean Chaine Motion to approve the October 27, 2016 minutes, Edward Pelletier SECONDED the motion; and all voted in favor. Edward Pelletier Motion to approve the November 10, 2016 minutes Claire Lary SECONDED the motion; Paula Stahl, Ed Pelletier, and Claire Lary voted in favor; Jean Chaine, and Scott Lambeck abstained as they were not at the meeting.

III. **Previous Business** - (*DISCUSSION POSSIBLE ACTION*)

O'Reilly's 1031 Main St - Willimantic - Site Plan review for retail use in B-1A District - Kevin Solli of Solli Engineering represent the application, and advised the Commission of revisions to the plan in light of DOT permit, and that it does allow for widening the access on Main St., but they have to remove the driveway closest to Windham St. He added that they also addressed the Commission's concerns, and explained how they added to more brick detail vertically on the building at several locations (pointing to architectural display). In addition, they changed the dumpster enclosure to a board on board wood fence - instead of the chain linked fencing with slats.

Chair Stahl asked for clarification on details on colors about the Zoning Officers request at the last meeting to add notes relating to no advertisement within faux window frames. Mr. Solli agreed to add the note, and he reported that there will also be signage prohibiting any vehicle repairs on the property.

The Zoning Officer said that they need to have a larger area for bike rack, as it is inadequate. Mr. Solli agreed to correct these details.

Chair Stahl MOTION to approve the plan as presented and statements made on final details; Commissioner Chaine SECONDED the motion, and all voted in favor to approve.

IV. **New Business:** - (*DISCUSSION POSSIBLE ACTION*)

Gates Holdings LLC - 82 Boston Post Rd. North Windham - Application for Motor Vehicle Dealership - Special Permit/Certificate of Location. Norm Thibeault of Killingly Engineering represented the applicant, and noted that the correct name for the application is Fair Trade Company LLC instead of Gates Holding. Mr. Thibeault gave an overview of the site conditions and uses, neighboring properties, and planned improvements.

The Commission asked for clarification on the specific motor vehicle license sought - as the application indicated it was for used cars and service, instead of new cars. The Commission also expressed concerns about the mix of residential uses in the front, and far rear of the property, with little frontage for the dealership use; also that the site only had septic systems for these uses. Discussion ensued, with a concern that the State Law *was changed to direct applications to the Zoning Board of Appeals as *the agency authorized to approve the Certificate of Location for the Motor Vehicle License.

Chair Stahl MOTION to reject the application as incomplete, and Ed Pelletier SECONDED the motion; all voted in favor of not taking receipt of the application.

V. **Other Business** - (*DISCUSSION POSSIBLE ACTION*)

Adib Chouiki - 1071 Main St., Willimantic - Preliminary proposal for vehicle washing facility as exchange of non-conforming use under Section 3.10.8 Mr. Chouiki explained his desire to establish a vehicle washing facility and discussed the preliminary layout for the use. Much discussion ensued with the Commission expressing concern about the traffic relating to this use at the site, given its location on Main St. with inadequate queuing area that didn't meet the regulations, and the prospect that traffic could be backed up and congest traffic on Main St. The Commission concluded that the use would not work at this location. No Action was taken.

VI. **Report from Zoning Enforcement Officer**

- The Zoning Office reported on efforts to get Town Council approval to use part of the Blight fines for securing - or demolishing blighted property when owners fail to comply. Next he briefed the Commission on the cease and desist order to issued to Abracadabra for violating their restaurant permit. They agreed to close their operation and comply with the order. Finally, he briefed the Commission on the status of a burned out building at 408 Ash/North St. that was in the midst of bank foreclosure; but the Bank decided to quit claim the property to the owner who has no assets or insurance.

VII. **Routine Business**- none

a. **Correspondence** - none

b. **Miscellaneous** - none

VIII. **Adjourn** - The Commission adjourned at approximately 8:10 PM

Respectfully submitted James Finger, Town Planner