

PLANNING AND ZONING COMMISSION
WINDHAM, CT

February 12, 2015
MEETING MINUTES

The Windham Planning and Zoning Commission held a work-session meeting in the Town Hall. Members present were: Jean Chaine, Michael Graf, Scott Lambeck, Claire Lary and Paula Stahl.

- I. The meeting was called to order by Chair Paula Stahl at 7:00 p.m.

- II. New Business:
 - a. ACCESS Community Action Agency – 1315 Main St., Willimantic – preliminary subdivision proposal.
Mike Tarbell, of Tarbell, Heinz & Associates, Hartford, Ct., representing the ACCESS Agency reviewed changes to the preliminary proposal for the 1315 Main St. property. He has worked to eliminate curb cuts, enable traffic movement between lots, add landscaping in front, maintain the potential for connection with the neighboring lot (Stop & Shop), add 2 new lots and remove some pavement. Several new recommendations were made by Commission members regarding placement of signage and a lot line adjustment to preserve parking of the neighboring lot (pre-school). Mr. Tarbell plans to submit the formal plan at the next PZC meeting.

- III. Zoning Regulations
 - a. Residential Districts:
The Commissioners continued discussion of appropriate uses for residential zones.
 - b. Home Occupations:
Chair Stahl handed out copies of regulations used by Coventry for Commissioners to review.
 - c. Aquifer Protection Zone regulations:
Commissioner Pelletier was not present at the meeting so discussion was postponed. Chair Stahl clarified that the DEEP rules for water supplies from wells will not apply.

- IV. The meeting was adjourned at 8:54 p.m.

Respectfully submitted,
Claire Lary
