

**PLANNING AND ZONING COMMISSION
WINDHAM, CT**

**WORKING MEETING MINUTES
February 09, 2012**

The Windham Planning and Zoning Commission held a meeting on February 9, 2012 in the Town Hall. Members present were Claire Lary, Dan Lein, Jean Chaine, Dawn Niles, Juan Montalvo and Paula Stahl. Town staff present was James Finger.

The meeting was called to order at 7:00 P.M.

I) Revisions to Zoning Regulations - Discussion only

1) Sign regulations. The Chair continues to work on the specifics for each table for a future meeting.

2) Lighting Regulations. No discussion.

3) Revisions to the Alcohol Beverage regulations. The Chair shared a draft of the regulations based on the member's discussions at the last working meeting. Members discussed if there was a need to separate all alcohol sales from a cemetery, library or charitable institution. The members discussed separations of bars specifically in the B1. There is a concern that without separation there could be a block with a higher concentration of bars limiting a mix of uses. New London's Bank St at one time contained many bars; today New London's regulations require a 1500 separation. After discussion, the feeling was that 1 bar per block would allow for opportunity for a mix of use. The Chair will revise the draft for review at the next regular meeting on February 23rd in preparation for a Public Hearing on the revised regulations.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,
Paula Stahl