

**PLANNING AND ZONING  
WINDHAM, CT**

**WORKING MEETING MINUTES  
March 8, 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. Also present was Jana Butts, WINCOG Senior Planner.

The meeting was called to order at 7:07 P.M.

**I) Incentive Housing Zone - Discussion only**

The members discussed the uses and standards for each of the 4 zones.

Zone A - only commercial use on the frontage portion of the ground floor of the building; the depth depends on the building - if a contributing building on the National Register, then 30' from any street frontage, if not contributing, or new, then 50' from any street frontage; dwelling units located in the remaining portion of the ground floor. Studio, 1- and 2-bedroom residences on upper floors, additional bedroom units not be permitted. Offices on upper floors.

Zone B - townhomes fronting on Valley St; mixed-use/multi-family fronting on Church St. A new street (Temple? Jilson?) from Main to Valley Sts. with diagonal parking and access to addition parking to the east. The west side of the new street could be designed to be compatible with a typical block along Main St, visually multiple buildings with varied facade and roof line offsets. Some additional parking may be needed behind the building; the height could be 5 stories if there was a step-back at the 2nd story that would also create space for a seating terrace or restaurant seating.

Zone C - townhomes that are owner occupied; those fronting on Rte 66 could be live/work with posted 'open' hours.

Zone D - mixed-use/multi-family building(s) that front on Rte 66, one access opposite Willowbrook to parking behind building; no residential on ground floor, no parking on Rte 66. Two single family homes along Lafayette. In the middle of the parcel, townhomes or multi-family limited to 4-family per building, access off Lafayette.

Based on the discussion, Jana will revise the regulation draft for a future meeting.

The meeting was adjourned at 8:55 P.M.

Respectfully submitted,

Paula Stahl