

Minutes of  
Windham Planning & Zoning Commission  
Joint meeting with  
Windham Historic District Commission  
on May 10, 2012

Present: Windham Historic District Commission members: David Masopust, David Johnson, Alice Burns-Decelles, Nancy Thorpe (Windham Center resident)  
Windham Planning & Zoning Commission members: Paula Stahl, chair; Juan Montalvo, Dan Lein, Claire Lary, Jean Chaine and James Finger, Windham Town Planner.

Meeting was called to order by Paula Stahl, chair; at 7:04 p.m. and David Masopust for the Historic Commission.

Discussion concerning possible zoning revision of the Windham Center Village. Currently Windham Center is all zoned R3. Paula Stahl stated that 5 or 6 properties together are needed to comprise a zone. No spot zoning. When making a zoning change current owners do not have to approve of the change but owner approval would be favored. Under state statutes there are two different types of districts.

1. Village District (BIG VD) or
2. village district (little vd)

We would be looking more into #2 as this would provide for more flexibility with mixed use commercial, businesses appropriate for our area, determination can be very specific, how large, what lighting, limit size, no drive thru. The Planning & Zoning Commission after a public hearing would have the final say, but would rely on the Historic Commission and Town and Center residents for input.

Additionally, we need to travel around CT gathering further information concerning other historic districts and how commercial and residential are mixed, to find examples that PZC could use for Windham's regulations. Input will come from many sources not just residents of the historic district but all Windham Center residents. Input on the size of village district zone and what properties it will encompass and the type and scale of uses permitted. Once the zone has been implemented, all proposals will need to be approved by the Historic Commission as well as Planning & Zoning. Changes to the Historic District Guidelines to include consideration specific to commercial use will be necessary if a village district is adopted specific to lighting and hours of operation.

Traffic conditions are very hazardous and DOT is starting to look at Windham Center. Having something commercial in the area might make it more appealing for a cross walk.

Timing is very important. Decision on forming a village district zone will take 6 months or longer. We want do this right for all concerned, however, this will not stop the new owner of the Inn from moving forward.

This joint meeting was very informative. Both commissions are looking forward to working together on this project and doing it right.

Joint meeting adjourned at 8:40 p.m.

Respectfully submitted,

Alice Burns-Decelles, Historic Commission