PLANNING AND ZONING
WINDHAM, CT

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SPECIAL MEETING MINUTES
August 11, 2011

The Windham Planning and Zoning Commission held a meeting on August 11, 2011 in the Town Hall. Members present were Claire Lary, Juan Montalvo, Dawn Niles, Jean Chaine and Paula Stahl. James Finger, Jeff Viens, Charlie Kratt and Joe Boucher were also in attendance

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

I) Revisions to Zoning Regulations - Discussion only

a) Keeping of Hens. The members discussed the New Haven zoning regulations on keeping up to six hens on smaller residential lots. Jeff Viens keeps chickens at his home and wanted to offer advice to the Commission. He felt that if done correctly there would be no problem having 6 hens on a lot within the city; he recommended that only chickens be permitted as other types of poultry would be noisy and some can fly. Jean Chaine suggested that there be a stipulation that the regulations limit the use to only single family homes. After future discussion, the members felt that the regulations should be limited to owner occupied residences or single family rental homes with landlord permission and could be applicable town-wide. The Chair will draft regulations for the Commission to review at a future meeting.

b) Earth Excavation. The members discussed the draft regulations prepared by the Chair as revised with comments from the Planner. The discussion focused on the requirements for renewal of permits. Joe Boucher said that many of his clients have earth excavation operations in town and gave a description of the current renewal process. There are seven earth excavation businesses in town, some with more than one parcel. The Planner did not know what could be required of operators that were in operation prior to the current regulations and seeking to expand or change their operations. The ZEO had indicated that all renewals would need to meet the regulations in existence at the time of the renewal. The Planner will research the issue. The members suggested revisions to some of the language in the draft, the Chair will incorporate those changes for a future meeting.
The Commission had taken up this issue because of a renewal for DeSiato's operation, statutory time limits would require a public hearing by October 27th. Because research needs to be done before the regulations move forward, the Chair felt that the Commission would not be able to act on the new regulations prior to October 27th. She asked Joe Boucher if it would be a hardship on his client to have to proceed with the hearing for the permit renewal. He indicated that would not be a hardship as he has already drawn up the plans and submitted an application to the town. The Commission will hold the hearing at the convenience of the applicant.

The meeting was adjourned at 8:45 P.M.

Respectfully submitted,
Paula Stahl