

ZONING BOARD OF APPEALS
WINDHAM, CT

MINUTES

July 5, 2007

The Windham Zoning Board of Appeals held its meeting on July 5, 2007 in Town Hall. Chairman Ernest Eldridge called the meeting to order at 7:00 P.M. Members present were Robert Coutu, Ernest Eldridge, Al Beaulieu, Charles Krich, Gerald Hart, Donald Potter, Jose Cruz and Steven Edelman. Also present was Town Planner James Finger. Voting members are: Coutu, Eldridge, Beaulieu, Potter and Krich.

- 1) Wyndham Park Apartments, 140 Plains Road, Windham** – Seeking a Special Exception to allow for a minor expansion of office, new fitness center, and new laundry facility.

Planner Finger's staff report dated June 27, 2007 explained the plan has been under review by the State DEP for the use, and relocation of the sanitary facilities. The additions are merely to provide additional amenities for the residents at the property, and are not intended to attract non-resident commercial traffic. The town staff find that it is consistent with the Town Plan to allow expansion, and therefore recommend approval.

Henry Torcellini, speaking on behalf of the applicants, said Wyndham Park Apartments is made up of 12 buildings with approximately 100 units. There is a pool house and office located in the middle of the complex. He said the only reason we are here opposed to being before the Planning and Zoning Commissions is because this property is a non-conforming use in a residential zone. The only way we can add any additions to this property is to come before the Board and secure a Special Exception. Our plan is to keep the existing building, add a fitness center to one side of the building, and move the laundry facility into space presently occupied by the office. We will move the office into the new addition, said Torcellini. We have done all the preliminary workup, dug test holes and put in monitoring wells. DEP has no objections to the proposal, he said. We are waiting for their report, although they said they are a little behind in their paperwork.

Audience comments: 1) Mr. Jacuch, speaking on behalf of his father, Michael Jacuch, said they have a concern with water runoff. Mr. Torcellini said we are monitoring the ground water levels. The ground water flows from southeast to northwest. We are actually renovating the flow and making it better. Each one of the buildings has a septic system in the back. There is a water supply in the

building and they are discharging their backwash into the system. We are reducing the flow into each of the existing systems, and building a new system in the center part of it. The front loading washing machines use 40% less water than the top loaders so we are getting less of a use and a better machine. In working with DEP we need to show that what is leaving our property is within their water standards. Board member Krich asked if they want to add more washing machines will they have to come back before us? Planner Finger said they would have to go to DEP if they wanted to add more machines.

As there were no other comments from the board or from the audience the public hearing was closed. Al Beaulieu made a **motion** to grant the Special Exception to Wyndham Park Apartments for minor expansion of the office, new fitness center and new laundry facility at property located at 140 Plains Road, Windham and Donald Potter seconded the **motion**. The **motion** carried unanimously.

- 2) Al Beaulieu made a motion to approve the minutes of June 7, 2007 and Charles Krich seconded the motion. The motion carried unanimously.

As there was no other business, the meeting was closed at 7:15 P.M.

Respectfully submitted,

Lillian Murray, Clerk