

FOR THE TOWN OF WINDHAM
AT THE TOWN CLERK'S OFFICE
MAY 8, 2015
11:46 AM
Carena Bibeau, asst.

TOWN OF WINDHAM
NOTICE of ACTION

The **Windham Zoning Board of Appeals** held a hearing on May 7, 2015 at 7 PM – in the Windham Town Hall, 979 Main St., Willimantic, CT. 06226 to consider comments on an application of **HRES Willimantic, LLC - 161 Main St., Willimantic** for a portion of property found on Assessor's map 14-3 Block 121 for lots, 1, 2, 3, 4 & 8 - seeking a variance from Sec.33.7 of zoning regulations on maximum lot coverage restrictions in a B-3 zoning district. Board members present were: Robert Coutu - Chairman, Joseph Al Beaulieu, Roger Morin, and Jose Cruz.

The applicant presented the certificate of mailing that had the notice advising the surrounding property owners of the hearing. Also a placard warning of the hearing was posted on the property for ten continuous days prior to the hearing. After completing the hearing, the Board closed the hearing for public comment, and took the following action:

Board member Joseph Al Beaulieu made a motion to approve the application for a variance from Sec. 33.7 of zoning regulations on maximum lot coverage restrictions to allow up to a maximum of 75% lot coverage, and Roger Morin seconded the motion. The Board found that the proposed development was in keeping with similar properties in the B-3 zoning district, and the Director of Code Enforcement advised them that Planning & Zoning Commission had revised other commercial districts to allow similar lot coverage to promote economic development. Further, the applicant demonstrated a practical difficulty given the shape of the lot, and sight line restrictions of the State Department of Transportation.

Those voting in favor were Robert Coutu, Joseph Al Beaulieu, Roger Morin, and Jose Cruz. The motion to approve the variance was successfully granted as it meets the provisions for voting under State Law: CT-General Statutes 8-7 that specifies that there shall be four concurring votes to grant the variance.

For more information, please contact James Finger at 860-465-3045.

Robert A. Coutu, Chairman