

WINDHAM PLANNING & ZONING COMMISSION  
Regular Meeting

DATE: *Thursday* February 25, 2010

TIME: 7:00 PM

PLACE: Windham Town Hall, 979 Main St., Willimantic

**A G E N D A**

- I. **Call to Order** – Welcome and opening comments from Mayor Eldridge
- II. **Election of Officers** – after which Chairman will preside
- III. **New Business** – DISCUSSION/POSSIBLE ACTION
  1. **Autotote - 600 Main St.**– preliminary presentation on proposed new Off Track Betting Facility with an application for a Special Permit in an M-3 Industrial District.
- IV. **Other Business** – DISCUSSION/POSSIBLE ACTION
  - a. Overview of current regulations
  - b. Policies and procedures for processing applications
- V. **Routine Business** - DISCUSSION/POSSIBLE ACTION
  1. Review of Minutes
  2. Correspondence
  3. Miscellaneous
- VI. **Adjourn**

Ernie Eldridge, Mayor

# Town of Windham

## MEMORANDUM

**TO:** Planning & Zoning Commission  
**FROM:** James Finger, Town Planner  
**DATE:** February 18, 2010  
**SUBJ:** Planner's Report for next meeting

Call to Order – Mayor Eldridge will open the meeting with some general comments and directives from the Town Council. Then he will ask for nomination of officers, and after a Chair is chosen, he will turn the meeting over to the Chair to preside over the meeting.

### New Business

**Autotote - 600 Main St.**– This is a preliminary presentation on a proposed new Off Track Betting Facility for the Commission to process as a Special Permit, which will require a public hearing. The matter was first presented to the Zoning Commission in September of last year, and in review of the regulations we found that we did not have anything covering this type of use, and so it was determined that it should be treated as a Special Use. The Property is located in an M-3 Industrial District, but it also allows for Commercial uses. In fact, the Zoning Commission recently approved the establishment of a restaurant with live entertainment at this property last summer.

43.3 **SPECIAL USES:** Under certain conditions, the Commission will permit the following uses by Special Permit in accordance with Section 62 of these Regulations, unless existing, then Section 61 shall apply. (amended 11/22/02; 8/5/09)

43.3.1 Full Service Restaurants including establishments serving alcoholic beverages; Theatre, Assembly, or Auditorium uses with live Entertainment; conference center.

43.3.2 ***Other commercial or industrial uses*** of a similar nature provided they are not otherwise expressly prohibited and are in keeping with the spirit and intent of the district.

In review of the proposal as outlined by their attorney, it appears that the application address many of the concerns that would normally arise with a Special Permit use.

### **Other Business**

In December, the two separate Commissions met and the members gave a general overview of current Planning and Zoning regulations. After that, the former Zoning Commission Chairman had outlined the general policies and procedures for processing Zoning applications, and offered a draft of proposed by-laws to guide the Commission. Now that the new Commission is established, the members may want to formalize these items.