

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: April 22, 2010

TIME: 7:00 PM

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

A G E N D A

I. Call to Order

II. Approval of Minutes - March 25, 2010

III. New Business – DISCUSSION/POSSIBLE ACTION

1. 600 Main LLC– Revision to Site Plan Review for Thirsty Frog, and Off Track Betting Facility within the existing building
2. Application for Special Permit to establish a Church at 134 Ives St., Willimantic – take receipt and schedule for hearing
3. Application for Open Space Grant to improve and restore parcel of land acquired from Windham Mills abutting REC Park.

IV. Other Business – DISCUSSION/POSSIBLE ACTION

1. Update on Incentive Housing Zone Study by Jana Butts
2. Subdivision preliminary review process
3. Meeting request from Magnet School Committee
4. Zoning regulation revision - schedule working meeting date/location

V. Routine Business - DISCUSSION/POSSIBLE ACTION

1. Correspondence
2. Miscellaneous

Adjourn

Paula Stahl Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: April 16, 2010
SUBJ: Planner's Report for next meeting

New Business

600 Main LLC– The owner has decided to revise the floor plan for the Thirsty Frog Restaurant, and move the Off Track Betting Facility down to the first floor where they currently have the nightclub. This will reduce the parking demand, and make it more convenient for all customers.

Application for Open Space Grant

The Town is planning to submit an application for funding to improve and restore a parcel of land acquired from Windham Mills abutting REC Park. The property is a little over five acres but most of the land is the floodplain. According to Scott Clairmont at Public Works, there are quite a few hazards that would need to be addressed before the public is allowed access the property. There are numerous areas where the riverbank is too steep or rocky for safe passage to the river. There are remnants of the old hydroelectric equipment scattered through the area such as manholes, valves, a large vault of some kind, and a sluice-way.

The Public Works Dept. feels that the best use of the area would be for passive recreation. This will involve removing the existing fence that separates REC Park with the new property. They would then thin out the underbrush and invasive plants in the area to make the river and the hydroelectric equipment visible from the park, and continue to maintain parcel 2B as an urban forest with some hiking trails. The estimated cost of this work is just under \$45,000, for which we hope to get either a 50% or 65% matching grant funding. The Town's share would be in-kind, or donations of materials. Details of the project will be forthcoming.

Other Business

Process to revise zoning regulations and maps Now that the Planning and Zoning Commission is combined, changes to the zoning regulations and maps will be simpler by reducing the step to refer the matter to a separate Planning Commission for a report. The PZC should outline its priorities for amendments, and proceed with the language changes it wishes to make. Then we would need to refer any changes to the two Regional Planning Commissions for comments, and schedule a public hearing on the proposed changes.