

# WINDHAM PLANNING & ZONING COMMISSION

## Regular Meeting

DATE: June 24, 2010

TIME: 7:00 PM **\*\*REVISED**

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

### A G E N D A

#### I. Call to Order

#### II. Approval of Minutes - \*\*May 13, 2010 & May 27, 2010

#### III. Continued Public Hearing – DISCUSSION/POSSIBLE ACTION

1. **Iglesia De Dios Pentecostal, Inc. Ebenezer** - Application for Special Permit to establish a Church at 134 Ives St., Willimantic in former Polish Club property.

#### IV. **New Business** – DISCUSSION/POSSIBLE ACTION

1. **Incentive Housing Zone Report** by Jana Butts of WINCOG
2. **Madeline Manning** - 75 South Windham Rd. - Continuation of existing earth excavation permitted under Sec. 75.2.2
3. **Kingdom Life Christian Outreach Church – 116 Union St., Willimantic**  
Application for Special Permit to establish a Church in a NPR-2 District – take receipt and schedule for hearing
4. **\*Ives Racing & Recreation** - preliminary proposal to occupy property at 4-6 Industrial Park Dr. in North Windham at property currently occupied by Keeper Corporation

#### 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:** June 21, 2010  
**SUBJ:** *Revised* Planner's Report for next meeting

### **New Business**

#### **Iglesia De Dios Pentecostal, Inc. Ebenezer** for 134 Ives St., Willimantic

This is the continuation of the hearing on this application to convert the former Polish Club to a Church. At the last meeting, a number of parishioners came to speak in favor, as well as some neighbors who said they didn't have a problem with the Church being located here. The property had been used as a bar and nightclub for the past six to eight years. Then the owner let the liquor license expire, and they were operating without a permit. This brought a number of Police calls to the property - they were shut down, and the Zoning Officer revoked their zoning certificate. The owners then applied for a Special Exception seeking a waiver on the separating distances from the neighboring church to re-establish the liquor license, but Zoning Board of Appeals denied the application.

Now the Pentecostal Church, which is currently located on Chapman St., is interested in purchasing the property to move their church here. The building was originally designed as a 'use of assembly' for the Polish Club, and the Church use is classified as the same use. The Church does not plan to make any changes to the building other than to clean it up, so there isn't any substantial change to the use – just a change in activity for the use. The most significant change is that the level of activity will be much less than what occurred when the Polish Club, or Nightclub occupied the building, and more likely that there will be fewer Police calls.

### **New Business**

#### **Update on Incentive Housing Zone Study**

Jana Butts of the Windham Council of Governments (WINCOG) will present an update on Incentive Housing Zone Study for which the Town of Windham received a \$50,000 grant to study ways to promote workforce housing in Town. When we first applied for the grant in early 2008, the economy was much different, and there was a very tight housing market. The program stalled out last year, because the Legislature was considering canceling the program, but then decided to let it proceed because there were a number of communities who had started work on their contracts. Now everything is different, and there is a surplus of apartments; but there is still a need for good quality inexpensive housing. WINCOG is our consultant, and the grant is supposed to be completed by the end of this month.

**Madeline Manning** - 75 South Windham Rd. - This is a progress plan for the continuation of existing earth excavation permitted under Sec. 75.2.2. The site comprises 22 acres of which approximately 15 acres of the site is actively used in the excavation operations, and the majority of material is just sand. The site is also the home of the owner, and was established prior to the adoption of zoning in 1972. Given that the owner is not actually involved in the operation, control of the site has been more challenging as several operators have opened up different parts of the site looking for the appropriate product to satisfy their needs. More recently, one of the operators – Merritt Knight has taken the lead at securing the site, and has made some positive efforts at organizing the areas of excavation and closing out areas near a neighboring residential property. Matt Vertefeuille will have a more detailed report at the meeting.

**Kingdom Life Christian Outreach Church – 116 Union St., Willimantic** – This is an application for Special Permit to establish a Church in the former Stick Screw factory. The property is located in a NPR-2 District, and a Church is a special use. The proposal for the Church includes an outreach program for engaging youth in the neighborhood in productive activities, and counseling them on how to be prepared for a job, and arranging for job shadowing. The Commission would only take receipt and schedule it for hearing.

**Ives Racing & Recreation** – 4-6 Industrial Park Dr. – This proposal involves a request to meet with the Commission to discuss a preliminary plan to possibly relocate the current Motorcycle sales and service business that is located in Chaplin to the property currently occupied by Keeper Corporation in North Windham. this use would require a Special Permit for retail sales in an M-1 Manufacturing District, as well as a Certificate of Location for the Motor Vehicle Dealers license as outlined under our regulations.