

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: October 28, 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 - September 23, 2010 & October 14, 2010

III. New Business – DISCUSSION/POSSIBLE ACTION

1. **Windham Medical Associates LLC**– Final Site Development Plan for **30,000± sq. ft. professional medical office building** with related accessory uses located behind the Hospital owned by Windham Community Memorial Hospital/Hatch Hospital Corp. with an address of 605 Valley Street, but more commonly known as **112 Mansfield Ave** Willimantic in an R-6 (RPO) District in accordance with Section 26.3.2 of the Windham Zoning Regulations.
2. Preliminary Subdivision Sketch Plan Review -Windham Hospital, Mansfield Avenue, Willimantic, CT
3. Update on Incentive Housing Zone by Jana Butts of WINCOG
4. **Recommendation to Town Council on 8-24 Review** on acceptance of Victory Lane as a public Street
5. **Recommendation to Town Council on 8-24 Review** CL&P easement for above ground vaults on Main St. in Willimantic
6. **Miller Brothers 801 Windham Rd. South Windham** - Continuation of existing earth excavation permitted under Sec. 75.2.2

IV. Revisions to Zoning Regulations – DISCUSSION/POSSIBLE ACTION

V. Routine Business - DISCUSSION/POSSIBLE ACTION

1. Correspondence
2. Miscellaneous

VI. Adjourn

Paula Stahl Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: October 21, 2010
SUBJ: Planner's Report

*Please call 465-3041 to let us know
if you are coming to the meeting.*

New Business

Windham Medical Associates LLC– this is the Final Site Development Plan to establish a 30,000± sq. ft. professional medical office building with related accessory uses. As discussed last month, the new building will be located behind the Hospital on a separate parcel of land with an address of 605 Valley Street.

Preliminary Subdivision Sketch Plan Review, Windham Hospital, Mansfield Avenue As you may recall from the discussions at the last meeting, the Hospital's master site plan envisions three new buildings. To achieve this, the Hospital would like to create a three-lot division of land in the rear section of the Hospital property. This will allow the proposed buildings to be independently owned and financed. This will be a commercial subdivision with the lots having frontage on a private road. The private roadway would simply be using the existing Hospital driveway as the new collector road. They will be developing a sketch plan to present at the next meeting.

Update on Incentive Housing Zone Report by Jana Butts of WINCOG

Recommendation to Town Council on 8-24 Review on acceptance of Victory Lane as a public Street - If the Commission were favorably inclined you would act as follows:

Be it hereby RESOLVED pursuant to the Connecticut General Statutes Section 8-24, that the Windham Planning & Zoning Commission recommends that the Town accept Victory Lane and the appurtenances as public facilities as the roadway is completed. This is consistent with the Town Plan of Conservation and Development.

Recommendation to Town Council on 8-24 Review on CL&P easement for above ground vaults on Main St. in Willimantic - Again, if the Commission were favorably inclined you would act as follows:

Be it hereby RESOLVED pursuant to the Connecticut General Statutes Section 8-24, that the Windham Planning & Zoning Commission recommends that the Town grant the easements to the Connecticut Light and Power Company (aka Northeast Utilities) and to allow the installation of above ground vaults. This is consistent with the Town Plan of Conservation and Development... (with recommendations)

Miller Brothers 801 Windham Rd. South Windham - This is a progress plan for the continuation of existing earth excavation permitted under Sec. 75.2.2. The site comprises 13 acres, and of this, 7.5 acres of the site is actively used in the excavation of sand. The gravel operation was established prior to the adoption of zoning in 1972, and started out as a sideline business, because sand was in demand and this supplemented the ebbs and flows of the moving and storage business. Four acres of the site includes the moving and storage business. We have notified the owners of violations of their permit, specifically the large headwall and large expanse of exposed soil that causes dust to blow onto neighboring properties. They have made some efforts at securing about one acre of the site, and stabilizing the slopes near a neighboring residential area on South Windham Road.