

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: November 18, 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 - October 28, 2010

III. New Business – DISCUSSION/POSSIBLE ACTION

1. **1603 West Main Street LLC (DBA – Willimantic Car Wash) 1607 West Main St., Willimantic** – application for Special Permit for digital message board – take receipt and schedule hearing.
2. Incentive Housing Zone by Jana Butts of WINCOG Senior Planner

IV. Revisions to Zoning Regulations – DISCUSSION/POSSIBLE ACTION

V. Routine Business - DISCUSSION/POSSIBLE ACTION

1. Approve meeting schedule for 2011
2. Correspondence
3. Miscellaneous

VI. Adjourn

Paula Stahl Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: November 10, 2010
SUBJ: Planner's Report

*Please call 465-3041 to let us know
whether you are coming*

New Business

1603 West Main Street LLC (DBA – Willimantic Car Wash) 1607 West Main St.,

Willimantic – This is an application for a Special Permit for digital message board as allowed under Section 72.8c to allow the business to have a means to display specials and announcements in an electronic format instead of the letters mounted on the reader board that must be changed manually, and are subject to random alteration and vandalism. The Commission would only take receipt at this meeting and schedule it for a public hearing.

Incentive Housing Zone by Jana Butts of WINCOG Senior Planner – The Town of Windham received a \$50,000 grant in 2008 to study the potential to designate areas in the Town appropriate for the establishment of residential development that is affordable to most households in Town. This project must be completed by June 2011.

Zoning Revisions – Recently, we learned that the Hospital would like to subdivide their property, but find that our subdivision and zoning regulations present some substantial hurdles that need to be addressed first. The Chair would like to discuss a schedule for discussing these matters as time is of the essence for the Hospital to proceed with its plans.

2011 meeting schedule – hopefully the current schedule of regular meeting dates is convenient for everyone, as it is difficult to arrange meeting space in the Town Hall now. If we continue to meet on the fourth Thursday, the only problem will be in November where it falls on thanksgiving; but we could schedule the meeting for the third Thursday in that month. With respect to the special meetings on the second Thursday nights, the only problem is during the summer months when the school is closed.