

WINDHAM PLANNING & ZONING COMMISSION

Regular Meeting

DATE: December 16, 2010

TIME: 7:00 PM

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

****REVISED**

A G E N D A

I. Call to Order

II. **Approval of Minutes** - October 28, 2010, November 18th, 23rd, & December 9, 2010

III. New Business

1. **Public Hearing** and possible action 1603 West Main Street LLC (DBA – Willimantic Car Wash) 1607 West Main St., Willimantic – application for Special Permit for digital message board.

IV. Revisions to Subdivision and Zoning Regulations – DISCUSSION ONLY

1. Review of proposed B-4 Health Care District, and related definitions – schedule for public hearing for January meeting or as soon as possible.
2. *Discussion on town wide parking standards

V. Old Business - DISCUSSION/POSSIBLE ACTION

1. ****Recommendation to Town Council on 8-24 Review** CL&P easement for above ground vaults in Downtown Willimantic

VI. 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: December 16, 2010
SUBJ: Planner's Report

*Please call 860-465-3041 to let us know
whether or not you are coming to the meeting.*

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. In the past the Commission has been concerned about scrolling text, and rapid fire changes in graphics display.

Subdivision and Zoning Revisions – In response to the Hospital's desire to subdivide their property, several revisions to our subdivision and zoning regulations are necessary. The Chair has worked up a list of changes to discuss these with the Commission, and would like to schedule these changes for a public hearing for the January meeting or as soon as possible.

Old Business

Recommendation to Town Council on 8-24 Review on CL&P easement for above ground vaults in Downtown Willimantic - if the Commission is favorably inclined you would read the following:

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)

Incentive Housing Zone - At the last meeting, Jana Butts Senior Planner at WINCOG – who is the project coordinator for the grant had asked for volunteers of the Commission to participate in this study. The Commission's role would be to examine potential areas to designate in Town that you feel are appropriate for the establishment of workforce housing, as well as possible provisions or regulations. Conferring with Jana, she said she hasn't heard from anyone, and is hoping to have a meeting on this subject in January. As a reminder, this project must be completed before the end of June 2011.