

**PLANNING AND ZONING
WINDHAM, CT**

**SPECIAL MEETING MINUTES
January 13, 2011**

The Windham Planning and Zoning Commission held a meeting on January 13, 2011 at BOE Conference Room in the Kramer Building. Members present were Dawn Niles, Claire Lary, Dan Lein and Paula Stahl.

The meeting was called to order at 7:10 P.M.

I) Revisions to Zoning Regulations - Discussion only

Parking requirements. Members discussed the results of surveying the usage at various lots at the busiest season for many businesses. Every lot had excess parking, some had way too much. Parking studies indicate that towns should not require parking based on the maximum needed on a few days of the year, but rather for the majority of the year. It appears that in some instances Windham requires even more parking than is needed at the busiest times. Members felt that the goal should be to reduce required parking to the level that users could reasonably expect to find a parking place. The regulations should be tailored to various types of businesses, perhaps allow a percentage of the lot for compact cars with smaller dimensions spaces, perhaps a range of requirements so that a maximum is also set. Members felt that in areas where there is municipal parking, such as the B1, there should not be parking requirements, but in the rest of the town, especially in multi-tenant strip malls, the amount of required parking should be set.

Proposed B-4 Health District. The hearing is Jan. 27. After further discussion with Phil Doyle, representing the hospital, the proposed regulations concerning existing driveways become private streets needed a slight revision. Copies of the proposal is on the website, at town hall and will be available at the hearing.

Potential RPO-HC District. The Chair has drafted regulations for the members to consider after the B-4 district is approved. She is consulting with the Town Assessor to determine if residential property values will be affected; it appears that there would not be a change until such a time as there is more demand for professional offices.

Potential areas for dense commercial development - not discussed

North Windham retail area. The Chair is in the process of drafting regulations for the East side of Rte 6; the west side will need further study including mapping out future road locations. The goal is to bring the new parking regulations, RPO-HC and the West side of the North Windham retail to public hearing in June, perhaps other revisions as that time as well.

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,
Paula Stahl