

**PLANNING AND ZONING
WINDHAM, CT**

**SPECIAL MEETING MINUTES
March 10, 2011**

The Windham Planning and Zoning Commission held a meeting on March 10, 2011 in the Town Hall Meeting Room. Members present were Claire Lary, Dan Lein, Juan Montalvo, Jean Chaine and Paula Stahl. James Finger and Matt Vertefeuille were also in attendance.

The meeting was called to order at 7:05 P.M.

I) Revisions to Zoning Regulations - Discussion only

Parking requirements. The Chair reviewed a draft of Section 71 that combines the recommendations from the NWCCOG 2003 report, Windham's current regulations and several other towns. The goal of the regulation is to provide flexibility instead of a rigid schedule of parking space requirements. The table of minimum-maximum spaces for various land use categories was compared to the study the Commission has conducted of several existing local parking lots. The members and town staff felt that these draft regulations was a good approach to the issue. Based on the discussion, the Chair will prepare a new draft for the next working meeting.

North Windham retail area. The Chair proposed consolidating the language that would be included in the regulations for all commercial districts into Section 74. The members had no additional changes to the draft.

Downtown business zones. The Commission discussed the minimum lot size that would be permitted in the proposed B1A - 5,000 sq. ft. should accommodate the existing smaller lot sizes. The members had no additional changes to the draft. The Chair will meet with town staff to continue to determine the most appropriate locations for the districts' boundaries.

The meeting was adjourned at 8:55 P.M.

Respectfully submitted,
Paula Stahl