

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: September 22, 2011

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 –August 25, 2011
- III. Public Hearing items – *DISCUSSION – AND – POSSIBLE ACTION*
 1. Public Hearing DeSiato Sand & Gravel Corp. - 64 Jordan Lane, & 329R Beaver Hill Road, North Windham – seeking a Special Permit for the continuation of an existing earth excavation operation involving property identified in the Windham Assessor’s Office on Map 6-3, Block: 242, lot 108 comprising 41.95 ± acres, and property identified on Map 7-4, Block: 242, lot 7 comprising 44.7 ± acres.
 2. Generations Family Health Clinic – 40 Mansfield Ave., Willimantic Special Permit application in accordance with Section 72.8 c - for an electronic message sign
- IV. New Business – *DISCUSSION – AND – POSSIBLE ACTION*
- V. Old Business – *DISCUSSION – AND – POSSIBLE ACTION*
 1. (Six) 6 Liquor & Wine – 361 Boston Post Rd., North Windham – Application for Special Permit to establish a package liquor store in an M-1 Commercial/Manufacturing District.
- VI. Zoning Revisions– *DISCUSSION – AND – POSSIBLE ACTION*
 1. Update on Incentive Housing Zone grant project with Jana Butts of Windham Region Council of Governments.
 2. General Discussion on possible provisions to allow residents to have hens, changes to regulations on earth excavation, and to possibly examine revisions to other commercial areas (B2, B3, C1, C2, M-1)
- VII. Routine Business – *DISCUSSION – AND – POSSIBLE ACTION*
 1. Correspondence & Miscellaneous Mansfield PZC referral of Special Permit application from James W & Jean F Bell: The Gardens at Bassets Bridge Farm 552 Bassets Bridge Road, Mansfield CT. – hearing set for October 3, 2011.

VIII. Adjourn **Paula Stahl - Chair**

RECORD Sept. 14, 2011
AT: 4:19 PM
Carmen Biber TOWN CLERK
asst.

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: September 8, 2011
SUBJ: Planner's Report

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

New Business

DeSiato Sand & Gravel Corp. - 64 Jordan Lane, & 329R Beaver Hill Road, North Windham – This is an application for a Special Permit for the continuation of an existing earth excavation operation involving property identified in the Windham Assessor's Office on Map 6-3, Block: 242, lot 108 comprising 41.95 ± acres, and property identified on Map 7-4, Block: 242, lot 7 comprising 44.7 ± acres. This site has been operated since 1999.

Generations Family Health Clinic – 40 Mansfield Ave., Willimantic - This is an application for a Special Permit application in accordance with Section 72.8 c - for an electronic message sign

Old Business

'6 Liquor & Wine' – 361 Boston Post Rd., North Windham – The Commission closed the hearing for public comment on the Special Permit application last month. During the hearing, several concerns were raised regarding the suitability of the site. However, the primary question is whether the 'AAA Driving School' constituted a 'school' under our regulations. In checking Steve Rourke the Director for the School, he explained that they do have evening classes for all driver education programs, even though this is not posted for walk in patrons. He added that 16 & 17 year old teens must go through a longer educational program, and that the State requires them to be separated from adults 18 and over. This population makes up approximately 54% of the students. The Chair will confer with the Town Attorney on this matter for clarification.

Zoning Revisions At the last meeting the Commission discussed a change to allow residents to have hens, and the regulations on earth excavation. The Commission also wanted to examine other commercial areas for the B2, B3, C1, C2, and M-1 Districts. Also, we will have an update on the Incentive Housing grant project from Jana.