

**PLANNING AND ZONING
WINDHAM, CT**

**SPECIAL MEETING MINUTES
December 9, 2010**

The Windham Planning and Zoning Commission held a meeting on December 9, 2010 in the Media Center, Windham High School. Members present were Jean Chaine, Dawn Niles, Claire Lary, Juan Montalvo, Dan Lein, Victor Rayhall and Paula Stahl. Also present was James Finger, Town Planner.

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

I) Discussion of Zoning Regulations

The Chair shared a draft of subdivision and zoning regulations for a Health Care District. She developed the draft based on the current B-2 regulations and compared it with a memorandum from Phil Doyle that lists the concerns the hospital has with the current zoning. She went through the draft regulations line by line, and members discussed each item. The proposed changes to the subdivision regulations would apply to all non-residential subdivision within the Willimantic Service District. The proposed zone would encourage medical services in a small area surrounding the existing hospital buildings; a small minimum lot size and permitted dense development would increase the economic development opportunity in an area where density would not impact neighboring residential property. The Chair has shared the draft with Phil Doyle and he was thrilled, he said he will review them in detail and will get back to the town next week. She said that she hoped to meet with him prior to the 12/16 PZC meeting to discuss any further concerns.

The Chair also proposed tackling the parking regulations by making changes to the regulations. Since the number of required parking spaces is contained in a standalone section of the zoning regulations, it would not be difficult to revise them. She has studied several other town's requirements to see how they handle parking and wants to first do a parking study of our current regulations to make sure the goal of reducing parking requirements would be met with new ones. She has identified several businesses in town that are typical of anticipated future commercial development and has asked James to detail for each one the building size, number of patron seats (for restaurants or assembly buildings) and what would be required for parking if that business were to apply today. We then would need to see how far off our regulations are from what is actually needed by that business. The Commission feels that in general our parking requirements are excessive, over the next few weeks the members will look at these lots as they travel by and report back on their findings. This information will be used to craft new parking standards. The Chair hopes to move this along quickly with a goal of a late winter public hearing on the proposal.

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,
Paula Stahl