

WINDHAM PLANNING & ZONING COMMISSION
WINDHAM, CT
MEETING MINUTES
August 26, 2010

The Windham Planning & Zoning Commission held a meeting on August 26, 2010 in the Meeting Room, Town Hall. The meeting was called to order at 7:03 P.M. Members present were Jean Chaine, Juan Montalvo, Dawn Niles, Victor Rayhall, Claire Lary and Paula Stahl. Also present was Zoning Official Matt Vertefeuille.

II) Approval of minutes.

July 22, 2010. V. Rayhall made a motion to accept the minutes as presented, J. Chaine seconded. The motion carried, there were no abstentions.

August 12, 2010. V. Rayhall made a motion to accept the minutes as presented, J. Chaine seconded. The motion carried, there were no abstentions.

IV) Routine Business

M. Vertefeuille discussed a request to convert the Gulemo Printing building into apartments for students. The buildings is in a B2 and residential is not a permitted use on the first floor. Members felt that the B2's focus is intended to support commercial uses and generate jobs.

M. Vertefeuille brought up a request from the Main Street Cumberland Farms to change the number portion of their street sign to a digital format. The members agreed that if the sign were only displaying numbers and did not include movable text/images then it was not a reader board type of sign and the decision could be made by the ZEO's as to the sign's compliance with regulations.

Chair Stahl shared the other correspondence with the members from Coventry.

III) Revisions of Zoning Regulations

Chair Stahl and M. Vertefeuille showed the analysis and plans by the University of Connecticut Landscape Architecture students from May 2005. The student had been charged with developing a master plan to increase the commercial development in North Windham retail area. The members were very impressed with the vision that each of the 5 student groups had in their plans. Members agreed that with the right regulations there would be opportunity for significant commercial development, better vehicular circulation pattern, and safer pedestrian areas in North Windham. The members discussed the residential areas nearby, Stonegate Manor, Crystal and Gamache Lanes. One item for future discussion is the southern boundary of this new zone, whether or not Crystal Lane should be commercial or residential. The east/west boundary is established by the airport and rail trail; the north to some extent by the cedar bog.

The meeting was adjourned at 9:03pm

Respectfully submitted,

Paula Stahl