RECEIVED FOR RECORD Aug 1, 2011
AT 8:50 AM Asst.
ATTEST Barbara J. McKinney TOWN CLERK

NOTICE OF ACTION

— *REVISED

The Windham Planning & Zoning Commission held a public hearing at a Meeting on July 28, 2011 at 7:00 PM at the Windham Town Hall, 979 Main St., Willimantic, CT. 06226 to consider the following:

1. (Six) *'6 Liquor & Wine'* (aka Chirag Patel) for property located at 361 Boston Post Rd., North Windham - seeking a Special Permit for a package store liquor permit in an M-1 Manufacturing District in accordance with Section 73 of the Windham Zoning regulations – Hearing continued to August 25, 2011.

2. The Commission also adopted new regulations to establish a new C-4 commercial zoning district affecting the Northridge Road area in North Windham, along with zoning regulations to encourage and permit general retail/commercial development with flexibility allowing the zone to be responsive to market trends. The new District will include all those properties along Northridge Drive, and Northridge Dr. Extension; and those properties along the south side U.S. Route 6 identified as 418, 456, 476, 490, and the front portion of 460 Boston Post Road; all properties on Baker Rd, and Gamache Lane. Permitted uses will include retail sales, restaurants including those with liquor permits, financial services, mobile food vendors; residential uses would be permitted on the second floor. Movie Theaters and other indoor and outdoor recreational and athletic facilities, and Contracting businesses –such as plumbing, heating, electrical mechanical, and general contracting would require a Special Permit. Prohibited uses would include Gasoline filling stations; vehicular repair, painting, upholstering and washing facilities; sale or leasing of new or used vehicles, junk yards, fuel storage or fuel distribution, Mini-warehouses/self-storage facilities; warehouse and distribution centers; wholesale sales; Manufacturing, processing, packaging and assembly of components or goods; Stand-alone convenience stores; Motels that are single story, mortuaries, funeral and internment services; Nightclubs, taverns, social clubs and similar uses where the primary purpose of the business is the serving of alcoholic beverages; residences, and residential uses on the ground floor; Churches and other places of worship, and Adult Use businesses as defined in the Windham Zoning Regulations. The minimum lot area would be 20,000 sq. ft. with 100 ft. of frontage. Setbacks would require that - No building, other structure or parking shall extend within thirty (30) feet of any street line, within ten (20) feet of any side or rear property line or within less than seventy-five (75) feet of any Residence District boundary line. Height would be restricted to 2 ½ stories or thirty-five (35) feet. Aggregate lot coverage of all buildings, structures and other impervious surfaces, including parking and drives, shall not exceed 50% of the lot, however higher lot coverage may be considered. A Site Plan must be submitted to the Planning and Zoning Commission and consistent with the development standards outlined in Section 74 Performance Requirements for any new development or use of an existing site where an addition to the floor area is proposed. In addition, the Commission considered a requirement that any property abutting the East Coast Greenway trail shall consider incorporating a conceptual plan for a pathway connection to the trail. Parking Requirements may be satisfied with on-street parking or parking lots may be designed to overlap lot lines, with use and maintenance agreements between property owners. Landscaping would be required along the perimeter and interior islands of parking lots, but prohibiting parking within a setback abutting residential use. These zoning revisions were ADOPTED and the zoning district established, and will become effective fifteen days after publication. THE FINAL DETAILED REGULATION CHANGES WILL BE FOUND IN THE TOWN CLERK'S OFFICE, THE PLANNING DEPARTMENT OFFICE, AND ON-LINE AT: http://www.windhamct.com/commission.htm?id=ubcne5dm&m=boards. *In other business, the Commission approved a request from Windham Community Memorial Hospital for an extension to file subdivision maps. For more information, please contact James Finger in the Planning Department located in the Town Hall at 860-465-3045.

Paula Stahl, Chair - Windham Planning & Zoning Commission