

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: April 28, 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 - March 24th, & April 14th, 2011

III. New Business – DISCUSSION – AND – POSSIBLE ACTION

1. **Public Hearing - Willimantic Waste Paper Co. Inc. seeking zoning amendment for former Lounsbury Trucking site at 1562 West Main St., and 161 Chronicle Road** – returning a portion of property comprising 11.3 acres to an M-4 District.
2. **Public Hearing - Willimantic Waste Paper Co. Inc. 1562 West Main St., and 161 Chronicle Road seeking Special Permits** for uses outlined under Section 43.3.2 for a truck terminal and vehicle maintenance facility for their waste processing operation, and filling with in the flood plain as outlined under Section 52.7 between 1,000 cubic yards but less than 5,000 cubic yards
3. **Ronald & Alan Miller – 801 Windham Rd., South Windham** – preliminary request for Site plan review and approval for three proposed self storage buildings.

IV. Old Business – DISCUSSION

V. Revisions to Windham Zoning Regulations – DISCUSSION – AND – POSSIBLE ACTION

- (a) Parking requirements
- (b) North Windham Retail Area
- (c) Downtown business zones
- (d) Section 74 additions to standards
- (e) Section 91 additions to administration and enforcement

VI. Routine Business – DISCUSSION – AND – POSSIBLE ACTION

1. Correspondence
2. Miscellaneous

VII. Adjourn

Paula Stahl Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: April 21, 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

Willimantic Waste Paper Co. Inc. - zoning amendment for 1562 West Main St., and 161 Chronicle Road – this involves a zoning amendment for portion of the property formerly occupied by Lounsbury Trucking comprising 11.3 ± acres of the property abutting Chronicle Rd. and an access strip from West Main St. to be returned to an Manufacturing M-4 classification. In addition, and as part of this proposal, the applicant **also** seeks **Special Permits** for uses outlined under Section 43.3.2 (other commercial or industrial uses of a similar nature provided they are not otherwise expressly prohibited and are in keeping with the spirit and intent of the district) for a **truck terminal and vehicle maintenance facility** for their waste processing operation, and **filling with in the flood plain** as outlined under Section 52.7. As indicated in the cover letter, the proposed facility will provide a centralized location to service and maintain their fleet of vehicles, by permitting them to perform mechanical repairs when needed and wash the vehicles to keep them clean and to reduce garbage odors. The property is within a 100-year flood plain, and the proposal will involve excavation of more than 1,000 cubic yards but less than 5,000 cubic yards – which will be placed within the flood plain - and this triggers a Special Permit under Section 52.7c of the zoning regulations. By way of background, the applicant points out that the previous Lowes project had been approved to fill approximately 25,000 cubic yards of the floodplain without any plan to provide compensatory flood storage. As it happens, the site is not within the River Channel; it is merely subject to flooding due to a large stone box culvert under the Railroad. No other property would be affected by flooding on this side of the Rail line, as the subject property is at the lowest elevation.

Ronald & Alan Miller – 801 Windham Rd., South Windham – I received a preliminary request for Site plan review and approval for three proposed self-storage buildings. The application is expected early next week.

Revisions to Windham Zoning Regulations on the following:

- (a) Parking requirements
- (b) North Windham Retail Area
- (c) Downtown business zones
- (d) Section 74 additions to standards
- (e) Section 91 additions to administration and enforcement