

WINDHAM PLANNING & ZONING COMMISSION
Regular Meeting

DATE: May 26, 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 - April 28th, and May 12th, 2011

III. New Business – DISCUSSION – AND – POSSIBLE ACTION

1. **Ronald & Alan Miller – 801 Windham Rd., South Windham** – application for Site plan review and approval for three proposed self storage buildings.
2. **Referral on disposal of Town owned land at 329 R - Back Rd.**

IV. Old Business – DISCUSSION

V. Revisions to Windham Zoning Regulations – DISCUSSION – AND – POSSIBLE ACTION to Schedule for Public Hearing for June 23rd

- (a) Subdivision Regulations as they relate to non-residential subdivisions
- (b) General Provisions on certificates of zoning compliance, parking requirements, performance requirements, and home occupations
- (c) Downtown business zones B-1 and a new B-1a
- (d) Revising regulations under Section 73 on Alcoholic Beverages for Downtown
- (e) North Windham Retail Area C-4
- (f) Deleting Section on Erosion and Sedimentation and adding referencing State Guidelines
- (g) 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: May 19, 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

Ronald & Alan Miller – 801 Windham Rd., South Windham – The staff has reviewed the revised Site plan for three proposed self-storage buildings, and the plan appears to comply with our regulations.

Referral on disposal of Town owned land at 329 R - Back Rd. – As discussed briefly last month as a miscellaneous item, this item has been referred to the Commission for a report as outlined under CT State law Section 8-24. In review of the excess land the Town 'inherited', it is land locked and is not buildable according to the Town's subdivision and zoning regulations. Further, in looking at the Town Plan of Conservation and Development relating to natural resource priorities, it appears that the subject property is identified as the having the highest priority for conservation. Recently the Ada Wolf property – also known as Lake Marie, was donated to the Joshua Trust; and they have expressed interest in the property. So if the Town were to convey it to them, it would add to the overall protection of the wild life corridor along upper part of the stream channel that contributes to this water body.

If the Commission were favorably inclined to dispose of the property, the Commission would need to vote on the following resolution:

Be it hereby RESOLVED pursuant to the Connecticut General Statutes Section 8-24, that the Windham Planning & Zoning Commission recommends that the Town convey the excess land known as 329 R – Windham Back Rd to the Joshua Trust (because??). This is consistent with the Town Plan of Conservation and Development.

Revisions to Windham Zoning Regulations on the following:

The Commission will be looking at changing the Subdivision Regulations as they relate to non-residential subdivisions, similar to what was done for the Health Care District in Willimantic. In addition, the Commission will consider other revisions to the regulations as discussed and recommended by the staff (see following page).

Revisions to Windham Zoning Regulations on the following:

- Deleting references to referrals to the Windham Planning Commission as the Planning & Zoning Commissions have been merged;
- Section 3 - General Provisions relating to procedures and time lines for certificates of zoning compliance, and on provisions for non-conformities to reflect State Law;
- Changes to the B-1 Downtown Central Business District, and revising the boundaries,
- Establishing a new zoning district for the neighboring area to be identified as B-1a;
- Also revisions to Section 73- Alcoholic Beverages to reflect changes to the B-1 regulations regarding restaurants serving alcohol;
- Establishing a new zoning district in the North Windham Shopping area to be identified as C-4
- Revising Section 52 - Special Flood Hazard Area to clarify procedures for minor amounts of fill;
- Deleting Section 77 on Soil Erosion And Sediment Control Plan and making reference to the State's Erosion and Sedimentation Control Guidelines instead;
- Replacing Section 71. Off-Street Parking And Loading;
- Replacing Section 74 - Performance Standards;
- Revising Section 80 on Home occupations – removing restriction that they are only permitted in single family dwellings;
- Revising Section 91-Administrative and Enforcement – allowing staff greater flexibility to approve activities that are substantially in compliance with the regulations and allowing for minor deviations from standards as may be appropriate, and authority to revoke a zoning certificate where a violation of conditions may occur.