

WINDHAM PLANNING & ZONING COMMISSION

Regular Meeting

DATE: June 23, 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 26th, 2011
- III. New Business** – *DISCUSSION – AND – POSSIBLE ACTION*
Public Hearings on Proposed Revisions to the Windham Subdivision and Zoning Regulations as follows:
 - 1. Public Hearing on Proposed Changes Affecting the Downtown Area.**
 - a. **Revise the B-1 section** of the Windham Zoning Regulations and revise the B-1 District boundary.
 - b. **Create a B-1A District** with zoning regulations and boundary to encourage and permit an urban environment similar to the B-1 District but at a lesser density as a transition between surrounding zones.
 - c. **Revise Section 73 -Alcoholic Beverages** of the Windham Zoning Regulations to reflect changes to the B-1 regulations regarding restaurants serving alcohol.
 - 2. Public Hearing** on proposed **changes to Windham parking regulations.** Revise Section 71 of the Windham Zoning Regulations to provide flexibility in determining parking requirements needed to meet demand.
 - 3. Public Hearing** on proposed **changes affecting the North Windham area along Northridge Road** up to and including the Tractor Supply store by creating a **C-4 District** with zoning regulations and boundary to encourage and permit general retail/commercial development with flexibility allowing the zone to be responsive to market trends.
 - 4. Public Hearing** **Revise Section 5.13 of the Windham Subdivision Regulations for Commercial** (non-residential) Subdivisions; and **exemptions for certain types of subdivisions..**
 - 5. Public Hearing** on proposed changes to **Miscellaneous provisions** in the Windham Zoning Regulations under Sections: 61.4, 62.4, 76.4, 3.1, 3.2.1, 3.10 on non-conforming properties, 52.7 on flood plain rules, 74 – Performance Standards, deleting 77 on Soil Erosion and Sediment Control & revising reference in 3.16, Section 80 on Home Occupations, 91.4 Administrative and Enforcement adding 91.10 on violations, and 92.5 deleting provisions for Certificate of Locations on Motor Vehicle repair/dealers, bulk oil, and gasoline filling stations.
 - 6. Public Hearing** on the proposed **change to Section 4.2 on the definition of Family** in the Windham Zoning Regulations.
- IV. Routine Business** – DISCUSSION – AND – POSSIBLE ACTION
 1. Correspondence & Miscellaneous
- V. Adjourn** Paula Stahl - Chair

Town of Windham

MEMORANDUM

TO: Planning & Zoning Commission
FROM: James Finger, Town Planner
DATE: June 16, 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

Proposed Changes to Windham Zoning and Subdivision Regulations to further implement the 2007 Windham Plan of Conservation and Development as follows:

- 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 5.13 of the Subdivision regulations for Non-residential developments
- 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.
- Revising definition of family