WINDHAM PLANNING & ZONING COMMISSION

Regular Meeting

DATE: **October 27, 2011**

TIME: **7:00 PM**

PLACE: **Windham Town Hall, 979 Main St., Willimantic**

AGENDA

I. **Call to Order**

II. **Approval of Minutes –**September 22, 2011

III. **Public Hearing - –** *DISCUSSION – AND – POSSIBLE ACTION*

1. **Generations Family Health Clinic – 40 Mansfield Ave., Willimantic** - Special Permit application in accordance with Section 72.8 c - for an electronic message sign - Continuation from September 22, 2011 meeting.

IV. **New Business –** *DISCUSSION – AND – POSSIBLE ACTION*

1. **Gates GMC-Buick-Nissan – 129 & 137 Boston Post Rd.** Application for Special Permit in M-1 Commercial/Manufacturing District for proposed 7,172 ± sq. ft. GMC/Buick Dealership Building in accordance with Section 41.2.7 (retail use) – take receipt and schedule for hearing.
2. **Richard Dubina – 115 Chapman St.**, Application for Special Permit in R-5 Residence District to convert existing two family dwelling into a three family dwelling – take receipt and schedule for hearing.

V. **Old Business –** *DISCUSSION – AND – POSSIBLE ACTION*

1. **DeSiato Sand & Gravel Corp. - 64 Jordan Lane, & 329R Beaver Hill Road, North Windham** – seeking a Special Permit for the continuation of an existing earth excavation operation involving property identified in the Windham Assessor's Office on Map 6-3, Block: 242, lot 108, and property

VI. **Zoning Revisions–** *DISCUSSION – AND – POSSIBLE ACTION*

1. Update on Incentive Housing Zone grant project.
2. Update on other revisions

VII. **Routine Business –** DISCUSSION – AND – POSSIBLE ACTION

1. Correspondence & Miscellaneous

a. Scotland Hydroelectric Project, Project Nos. 2662-012 and 12968-001 Answer of Norwich Public Utilities to better adapted statement of FirstLight Hydro Generating Company

b. Response of FirstLight Hydro Generating Company to better adapted statement of Norwich Public Utilities

c. Request for changes to separating distances for package stores.

VIII. **Adjourn** **Paula Stahl - Chair**