

**WINDHAM PLANNING & ZONING COMMISSION
WINDHAM, CT
SPECIAL MEETING
MINUTES
August 12, 2010**

The Windham Planning & Zoning Commission held a special meeting on August 12, 2010 in the Meeting Room, Town Hall. The meeting was called to order at 7:07 P.M. Members present were Jean Chaine, Juan Montalvo, Dawn Niles, Victor Rayhall, Dan Lein, Claire Lary and Paula Stahl. Also present was Zoning Official Matt Vertefeuille.

I) Revisions of Zoning Regulations

The members discussed the different commercial areas in Windham and focused on the North Windham retail area, Route 32 south of River Bend Plaza, and West Main Street. Various alternatives for boundaries and permitted uses were considered.

The members felt that these areas, especially the North Windham retail area should be a focus of increased density, but in a way that doesn't have a negative impact on downtown. Also discussed was the opportunity for mixed use villages of South Windham and North Windham; and that the current zone along Rte 6 from the by-pass to the Chaplin town-line doesn't reflect the town's goals nor current development pattern and should be changed.

The meeting was adjourned at 8:40pm

Respectfully submitted,

Paula Stahl