

Town of Windham
ZONING BOARD OF APPEALS

DATE: **Thursday March 6, 2008**

TIME: **7:00 P.M.**

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

A G E N D A

I. Call to Order

II. New Business - **Public Hearings - DISCUSSION/POSSIBLE ACTION**

1. **Alan T. Phillips-14 Russ Dr., Willimantic**, Variance from setback restrictions to build a larger garage;
2. **Sylvie M. Genier 73 Wesley Circle, Willimantic Camp Meeting Association property** – variance to re-build dilapidated cottage in accordance with Sections 3.20.14 & 3.10.13 slightly larger, and in different location;
3. **Willimantic Autoworks, LLC 130 Natchaug St., Willimantic** – variance from Sections 35.3 & 35.5 to divide out existing non-conforming residence (setback variance also) in C-2 Zone where dwellings are prohibited from a Commercial property along with easement for rear portion of residential property used for garage.

IV. Routine Business - DISCUSSION/POSSIBLE ACTION

1. Approval of Minutes;
2. Correspondence;
3. Miscellaneous

V. Adjourn

Robert Coutu, Chair

Town of Windham

MEMORANDUM

TO: Windham Zoning Board of Appeals
FROM: James Finger, Town Planner
DATE: June 16, 2008
SUBJ: Planner's Report for next meeting

Alan T. Phillips-14 Russ Dr., Willimantic This is an application for a variance from setback restrictions to build a larger garage. Currently, the owner has a one car garage, and would like to have a two car garage in its place. This larger building is subject to different setback rules of twenty feet from the side, and 30 feet from the street line. The property is small for the district, and it is unique in that it has three sides abutting a street. The proposed building will be 8 ¾ feet from the side, and roughly 20 feet from the street line. Pending the outcome of the hearing, the staff has no objections to the variances.

Sylvie M. Genier 73 Wesley Circle, Willimantic Camp Meeting Association property
– This is a request for a variance to re-build dilapidated cottage in accordance with Sections 3.20.14 & 3.10.13 slightly larger, and in different location. The existing seasonal cottage is in serious disrepair, and is dangerous. The prospective owner wants to tear the building down, and re-build in a slightly different location on the site of the Campground to provide additional space to the next nearest home. Neighbors have expressed several concerns, which may be brought to the hearing.

Willimantic Autoworks, LLC 130 Natchaug St., Willimantic – This is a variance from Sections 35.3 & 35.5 to divide out existing non-conforming residence on a small lot (setback variance also) in C-2 Zone where dwellings are prohibited from a Commercial property which has three lots described on the deed from 1959.