

Town of Windham  
ZONING BOARD OF APPEALS  
Regular Meeting

**DATE:** Thursday August 5, 2010

**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 - DISCUSSION/POSSIBLE ACTION**

**Public Hearings:**

- 1. Nancy Worthington – 82 South Windham Rd., South Windham - seeking a Special Exception as allowed in Sec. 3.10.7 in order to permit a larger replacement mobile home.
- 2. Lucy Lincoln 68 Wesley Circle in the Willimantic Camp meeting Association property with a property address of 453 Windham RD., Willimantic - seeking a Special Exception as allowed in Sec. 3.10.7 in order to permit an enlargement of a cottage at the Camp Ground.

**Motor Vehicle License request**

- 1. Michael Haddad – 75 Bridge St. – Rear, Willimantic – application for certificate of location for used motor vehicle dealer’s license.

- III. **Routine Business - DISCUSSION/POSSIBLE ACTION**

- 1. Approval of Minutes
- 2. Miscellaneous

- IV. **Adjourn**

**Robert A. Coutu, Chairman**

**Town of Windham**  
MEMORANDUM

TO: Windham Zoning Board of Appeals  
FROM: James Finger, Town Planner  
DATE: July 29, 2010  
SUBJ: Planner's Report for next meeting

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**Nancy Worthington – 82 South Windham Rd., South Windham** This is an application for a Special Exception as allowed in Sec. 3.10.7 in order to permit a larger replacement mobile home at the subject property. The property has three existing dwellings on the lot with 1.41 acres of land, and is classified as non-conforming. This is the case because the Town 's zoning regulations only allow one dwelling per lot, and do not permit single section mobile home, unless existing. As it happens, the existing mobile home is old, and the owner would like to replace it in kind but slightly larger. She is handicapped, and is anticipating the need for a mobilized wheel chair soon. The Health Department has confirmed that a new septic system has been installed, and could accommodate the new home.

**Lucy Lincoln 68 Wesley Circle** in the Willimantic Camp meeting Association property with a property address of 453 Windham RD., Willimantic. This is an application for a Special Exception as allowed in Sec. 3.10.7 in order to permit an enlargement of not more than 25% to a cottage located in the Willimantic Camp Meeting Association property. Originally these cottages were used as a summer retreat, but over the years many of them have been converted to year round use. All of the homes on the property are non-conforming as to code, and any addition requires approval from the Board. The subject cottage has a more generous space between the two buildings on the side where the addition will occur; and the addition is designed so that it is not anticipated to have an affect any neighboring homeowner. The staff has no objections to granting the Special Exception.

**Michael Haddad – 75 Bridge St. – Rear, Willimantic** –This is an application for a certificate of location for used motor vehicle dealer's license. The owner was issued such a license approximately 14 years ago, and then he moved the operation to Stripling Motors on Main St., where the new Cumberland Farms is now located. The property has sufficient room, and is part of the River Plaza Shopping Plaza with Jonathan's Restaurant. Mr. Haddad said that the restaurant isn't doing much business lately, and so he has limited hours that shouldn't conflict with other businesses in the Plaza.