

**Town of Windham  
ZONING BOARD OF APPEALS**

**DATE: Thursday September 3, 2009**

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

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

**A G E N D A**

**I. Call to Order**

**II. Regular Business - DISCUSSION/POSSIBLE ACTION**

1. **Andrew Morrison, 585 Jerusalem Rd.**, Windham Center application for Special Exception for Rear Lot with shared driveway.

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

1. Builders Concrete 65 & 71 Boston Post Rd.- request for extension

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

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

**IV. Adjourn**

**Robert A. Coutu, Chair**

# Town of Windham

## MEMORANDUM

TO: Windham Zoning Board of Appeals  
FROM: James Finger, Town Planner  
DATE: August 27, 2009  
SUBJ: Planner's Report for next meeting

*Please note if you are not coming to the meeting,  
Please call 465-3041 to let us know. Thank You!*

**Andrew Morrison, 585 Jerusalem Rd.**, Windham Center application for Special Exception for Rear Lot with shared driveway.

This is an application for a Special Exception in accordance with Section 78.3 to create a rear lot out of an existing 7.5-acre parcel that was originally created in 1958, prior to the adoption of any subdivision or zoning regulations. The property has a 50 ft. right of way for access, and is bisected by a CL&P right of way for a power line. The applicant has not yet submitted a plan for splitting the property, but they could split the access strip down the middle providing each lot with 25 feet of width as required by the regulations, and share the existing driveway because it has a culvert to allow drainage across the lot. The new lot would be split along the pole line as shown on the original plan, which is attached. They will bring the plans as soon as possible. The packet will be delivered to Board members or you may pick them up at your convenience.

### **Miscellaneous – Old Business**

Mr. Aiudi of Builders Concrete located at 65 & 71 Boston Post Rd. has submitted a request for an extension for their Special Exception issued three years ago. He was granted one extension, but was unable to start demolition because the Fire Department asked if they could use the house to be razed for training. Then, because of work at the sewer plant, some of the WPCA functions were moved to this property temporarily. The other item was a silo on their abutting property.



**BUILDERS CONCRETE EAST, LLC**  
**P.O. BOX 133**  
**WILLIMANTIC, CT 06226**  
**860-456-4111**  
**Fax 456-9176**

August 27, 2009

James Finger  
Town of Windham  
Zoning Board of Appeals

James,

We are asking that the Zoning Board of Appeals grant an extension of the attached special exceptions granted on 7/6/2006. Circumstances within our industry caused us to postpone the silo project and the local fire department has made good use of our building at 65 Boston Post Road for training purposes as we have not gotten to replacing the structure yet.

DEED REFERENCE for 71 Boston Post Rd - VOLUME: 65 PAGE: 186 ZONE: M-1

DESCRIPTION OF PROPERTY: 65 Boston Post Rd. = 1.41 acres; 71 Boston Post Rd = 2.7 acres

DESCRIPTION OF ACTION:

Granted approval of a Special Exception to exceed height limit of 40 ft. to allow construction of a 59 foot silo at 71 Boston Post Rd.; also Special Exception, or ruling on applicability of Section 3.10.14 on demolition of dilapidated existing single family home at 65 Boston Post Rd., and construction of a new single family dwelling in an M-1 District in accordance with Section 41.2.8 of the regulations

DATE APPROVED: July 6, 2006 EFFECTIVE DATE: July 31, 2006

LEGAL NOTICE OF ACTION PUBLISHED - DATE July 15, 2006

CONDITIONS - IF ANY: NONE

  
Ernest Eldridge, CHAIRMAN

Windham Zoning Board of Appeals  
AGENCY