

Town of Windham  
ZONING BOARD OF APPEALS  
Regular Meeting

DATE: **Thursday February 3, 2011**

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. **William Correll of 281-285 Walnut St. Willimantic** - seeking Special Exception/Variance to create a rear lot at 285 Walnut behind the existing house.
- 2. **Town of Windham** for Magnet School site 141 Tuckie Rd., Windham Center seeking variances from Section 21.6 "Coverage and Bulk" of the Zoning Regulations on the 15% maximum impervious cover, and from Section 23.3 "Lot Area, Shape, and Frontage" on the 200-foot minimum frontage requirement, which was increased from 125-feet in October 2009.
- 3. **Mary LeBlanc – 455 Main St. Willimantic** – seeking special Exception from separation requirements to apply for restaurant liquor license as provided under section 73.1.2, and variance from parking requirements

- 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: January 28, 2011  
SUBJ: Planner's Report for next meeting

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**William Correll of 281-285 Walnut St. Willimantic** – This is a continuation of the hearing started in November. The applicant is seeking Special Exception for a rear lot, and possibly a variance on the terms of ‘common driveway’ of Section 78.3.2 in the hope to create a rear lot with a driveway to Chestnut St. The property description refers to a proposed ‘extension of Chestnut St.’, but we could not find a map of this. Nor does the survey prepared for the Town for the High School of the Nasin property reflect this proposed Street extension. The matter was referred to the Town Attorney for his review, which is attached.

**Town of Windham for Magnet School site 141 Tuckie Rd., Windham Center**

This is an application seeking variances from Section 21.6 “Coverage and Bulk” of the Zoning Regulations on the 15% maximum impervious cover, and from Section 23.3 “Lot Area, Shape, and Frontage” on the 200-foot minimum frontage requirement, which was increased from 125-feet in October 2009. The property is part of a subdivision that had been approved under the old regulations. The school will be built on a 20+acre parcel, and includes one of the front lots for the driveway, but it is undersized under the current regulations. The other regulation that affects the development is the one on maximum impervious surface – which is geared for residential uses but not for schools. Please see details in the application.

**Mary LeBlanc – 455 Main St. Willimantic** – seeking special Exception from separation requirements to apply for restaurant liquor license as provided under section 73.1.2, and variance from parking requirements – the Code Enforcement Director will provide a report on this matter.