

**Town of Windham
ZONING BOARD OF APPEALS**

DATE: Thursday July 2, 2009

TIME: 7:00 P.M.

PLACE: Willimantic Police Classroom, Meadow St., Willimantic

A G E N D A

I. Call to Order

II. Regular Business - DISCUSSION/POSSIBLE ACTION

1. **Otto R. Hain Trust, 79 Myers Rd., Windham Ctr.** Application for a Special Exception to create an isolated Rear Lot.
2. **Kingdom Life Christian Church – 280 Jackson St., Willimantic** – application for variances from Section 33.5 on building setback lines to build addition on existing non-conforming building for new Church in a B-3 District

III. 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: June 26, 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!*

Otto R. Hain Trust, 79 Myers Rd., Windham Ctr. This is an application for a Special Exception to create an isolated Rear Lot. The Board has authority to approve this, and there is no hardship test required.

Kingdom Life Christian Church – 280 Jackson St., Willimantic – This is the continuation of the hearing on the application for variances from Section 33.5 to build addition on existing non-conforming building for new Church in a B-3 District. At the last meeting, the Board was concerned about the effect of the second floor addition as it would encroach on the privacy of neighboring properties.

The Board conducted a site walk on June 13th to examine the existing conditions, and those who attended should report their observations for the record.

The applicant has submitted a revised floor plan, and has removed the second floor addition from consideration. Now it is simply to construct an addition in front of the garage area in the same alignment with the main building, and this will encroach on the setback to both the Minor, and Cote properties.