

Town of Windham
ZONING BOARD OF APPEALS
Regular Meeting

DATE: **Thursday January 6, 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 285 Walnut St. Willimantic** - seeking Special Exception/Variance to create a rear lot behind the subject property with a driveway off of Chestnut & Washburn Streets.
- 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.

- 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: December 27, 2010
SUBJ: Planner's Report for next meeting

William Correll of 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 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 and opinion, and he said he would have this for the hearing.

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.