

**Windham Village District Zoning Sub-Committee
Meeting Minutes
Monday June 25, 2012
FINAL**

Present:

Glenn Greenwood
Sy Wrenn
Chris Nickerson
Kristi St. Laurent
Bev Donovan
Chris McCarthy
Tracey Partington
Karl Dubay
Nancy Kopec

Meeting Opened: 5:05

1) Review and Approve 6/11/2012 Meeting Minutes

- a. It was noted that not all committee members received the 6/11/2012 Meeting Minutes
- b. Minutes would be redistributed by Elizabeth Wood and reviewed at next meeting (7/9/2012)

2) Defining District Boundaries and Natural Resource Constraints

- a. A projector with GIS software was setup with Glen Greenwood giving an explanation of the data available to the committee
- b. Glen Greenwood presented a plan showing the existing Village Center Zoning with corresponding aerial photography and address numbers
 - i. Karl Dubay discussed existing site plans within the area and how Elizabeth wood would be reviewing the paper plans to incorporate into the GIS data set
 - ii. Sy Wrenn discussed the findings of the Wall Street Corridor study in reference to the plan presented
 1. Based on the corridor study, it was the consensus of the committee that Route 111 would not move from its present location
 2. As a result, the committee focused on identifying parcels that could be included in an overlay district, including but not limited to:
 - a. 9 North Lowell Road
 - b. 25 Indian Rock Road
 - c. 29 Indian Rock Road
 - d. 33 Indian Rock Road
 - e. 43 Indian Rock Road
 - f. 60 Indian Rock Road

3. Glenn Greenwood said that he would prepare a table showing all of the existing zoning districts and uses over these parcels
 4. It was the consensus of the committee that they approach any changes in zoning designation as a whole parcel, rather than multi-zone parcel approaches that have been utilized in the past
 5. Further discussion occurred regarding the Historic zoning district and whether it would be appropriate to include said properties as part of a village overlay district.
 - a. It was the consensus of the committee that these properties should retain the Historic zoning designation
- iii. The committee discussed the status of the Windham Housing Authority, the group's current status, and status of plans off Fellows road
 1. A subcommittee member said that staff is presently looking into this matter further
 - iv. The committee discussed existing small community water systems in the area
 1. The committee saw the need to further explore and encourage public water systems in this area and saw the lack there of as a barrier to promoting the village concept
 - v. The committee discussed the need for interconnectivity over the parcels & the need for effective transportation planning over parcels
 1. Discussion ensued regarding the use of density or other development bonuses to encourage cooperation between abutting landowners
 2. The committee discussed promoting greater density along Route 111 & roadways within the district, while transitioning to lower density along the residential boundaries of the district
 - vi. Discussion occurred regarding promoting flexible zoning to promote a certain look or uses within the district as outlined in a master plan or other document
 - vii. The committee discussed if and where there were examples of other successful village style districts
 1. Glenn Greenwood said that he would research and bring some photo examples for look & feel

3) New Business

- a. Discussion of location of 7/9/2012 meeting: TBD

4) Adjournment

- a. Meeting adjourned 6:30