

**Planning and Zoning Commission**  
**Regular Meeting**  
**April 22, 2013**  
**Page 1 of 2**

**Regular Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:35pm.

**Roll Call**

Grindle, Langer, Hyde, and Thompson. Alternates present: Hochstetter - seated.

**Additions to the Agenda** None.

**Audience for Citizens** None.

**Approval of Minutes**

**MOTION:** Hyde/ Langer moved/ seconded to approve the minutes of the March 18, 2013 minutes with the revision to New Business 1 agenda item to read, "1. Preliminary Discussion of *Conceptual* Municipal Campus Plan" and April 4, 2013 as written. All in favor; motion passed.

**Old Business**

**1. Discussion - revisions to zoning regulations, with focus on Business Zone and miscellaneous related regulations**

Commission members discussed proposed revisions to business zone regulations and set a special meeting to continue the discussion, May 9, 2013 at 7PM.

Some changes to the proposed revisions include:

Purpose – change "small scale" to "light manufacturing"

Uses – Car wash- removed from list

Any other use – added

Exclusions – Grooming –not excluded in business district, but no overnight boarding  
Recycling waste facilities - prohibited  
Government Services – not prohibited  
Gambling/ Betting – prohibited  
Slaughterhouses – prohibited  
Sawmill – not prohibited  
Livestock and other Far Animals – prohibited  
Gasoline sales- prohibited

**New Business** – None.

**Staff Report** –

**1. Open Space Mapping project – WINCOG** - \$500 contract to develop this layer of mapping based on information provided. Fraenkel working on this project.

**2. Home Business Renewals-** sending out notices asking businesses asking if they are still in business

**Communications**

1. WINCOG Report – ECSU master plan changes, significant revision of traffic flow on campus. It will look different from the road, and did not inform Windham of the construction.

**Planning and Zoning Commission**  
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**Page 2 of 2**

2. Conservation Commission Report – Town Forest – working on getting more protection on Windy Hill Road as a town forest, and will provide monthly updates
3. Correspondence - CT DEEP – CL&P High Line
4. Correspondence – Citizens National Bank regarding economic development
5. CT Federation of PZCs Newsletter Spring 2013. Hyde reported on the annual meeting of the PZCs: definition of “reckless” is ignoring health and safety, not necessarily making the wrong decision

**Adjournment**

**MOTION:** Langer/ Thompson moved/ seconded to adjourn the meeting. All in favor. Meeting was adjourned at 9:18 P.M.

Respectfully Submitted,  
Liz Stillman  
Recording Secretary