

**Windham Village District Zoning Sub-Committee  
Meeting Minutes  
Monday July 9, 2012**

**Present:**

Glenn Greenwood  
Chris Nickerson  
Kristi St. Laurent  
Bev Donovan  
Chris McCarthy  
Tracey Partington  
Karl Dubay

Meeting Opened: 5:05

- 1) Review and Approve 6/11/2012 Meeting Minutes**
  - a. It was noted that Karl Dubay's name should be added to those present
  - b. As amended – minutes approved 6-0-0
- 2) Review and Approve 6/25/2012 Meeting Minutes**
  - a. It was noted that Elizabeth Wood's name should be removed from those present
  - b. It was noted that under section 2) b. iii. That one of the committee members said staff was looking into the status of the Windham Housing Authority
  - c. As amended – minutes approved 6-0-0
- 3) Discussion on existing and proposed permitted uses in the VCD**
  - a. Glenn Greenwood passed out and handout that outlined permitted uses in the following districts
    - i. Village Center
    - ii. Limited Industrial
    - iii. Professional Business Technology
    - iv. Commercial A
  - b. After the subcommittee reviewed said handout, a consensus was reached that there was a substantial amount of retail crossover between those uses permitted in the VCD and other zones
  - c. After further discussion Karl Dubay read for the record that 612.1 The purposed of the VCD ordinance
    - i. **612.1 Purpose:** The purpose of this District is to create a walkable, mixed-use center that has residential, commercial, historic and public space components that enhance the quality of life in the Town.
  - d. Discussion ensued as to where the Industrial zone overlapped the “village” area along Route 111 and as to whether those uses were appropriate for the VCD
    - i. Most of the committee members determined that the areas of overlap were so limited, that expanded uses within the VCD that

were common with the limited industrial district were somewhat narrow

- e. The committee further discussed the permitted uses under the current VCD ordinance and recommended the following
  - i. Removing the “professional” language from “professional offices”
    - 1. Consensus was that the term “professional” creates more confusion than anything else
  - ii. Removing the 10,000 SF restriction on retail shops
    - 1. Father discussion ensued regarding the size of retail establishments and “Big Box”
      - a. Glynn Greenwood offered a definition of “Big Box” as being where any single user has a footprint greater than 50,000 SF
  - iii. Adding recreational or community based uses such as a music hall or theater all of which are permitted in the Commercial A zone under 605.1.9
  - iv. Adding health clubs and similar uses
  - v. Adding Hotels & Bed & Breakfasts
    - 1. Glynn Greenwood said that he would provide more information to the typical size and footprint for said uses
  - vi. Adding apartments in addition to townhouses
  - vii. Removing the restriction for consumption at a restaurant to be primarily on the premises
  - viii. Adding areas of public assembly
  - ix. Adding playgrounds or similar outdoor recreational facilities
  - x. Adding language to clarify how existing uses would be grandfathered
- f. Kristi St. Laurent offered pictures and examples of other successful “Village Center” concepts including:
  - i. Wayland Town Center
  - ii. Mashpee Commons
- g. Discussion ensued regarding what “success” for the district would mean and that a successful district will likely attract individuals from outside of Windham and that it is in both the subcommittee and future business owners interest to promote the district as such

#### **4) New Business**

- a. Glynn Greenwood said that at the next meeting he would provide
  - i. District Boundary Map
  - ii. Matrix of Permitted uses across the district lines
  - iii. Better refined definitions of the existing and proposed uses
- b. Next meeting: 7/23/2012

#### **5) Adjournment**

- a. Meeting adjourned 6:30