

**Windham Village District Zoning Sub-Committee
Meeting Minutes
Monday October 22, 2012**

Present:

Glenn Greenwood
Chris Nickerson
Kristi St. Laurent
Bev Donovan
Chris McCarthy
Karl Dubay
Peter Griffin

Meeting Opened: 5:15

- 1) Motion to Approve the 10/8/2012 – Approved 5-0-2**
- 2) Discussion with property owners within the existing Village Center District (Hardwood Road Area)**
 - a. The following nearby property owners were present
 - i. Elaine Travis
 - ii. Bill Travis
 - iii. Susan Mesiti
 - iv. Tony Mesiti
 - v. Stephen Christensen
 - vi. Alison Christensen
 - vii. Patty Sheldon
 - b. Subcommittee members introduced themselves
 - c. Kristi St. Laurent gave an overview of the village center district from inception to present date
 - i. Described a vibrant hub around the town hall
 - ii. Described the Wall Street/Route 111 survey
 - iii. Explained the committee's consideration of the possibility of extending the district to include points east (Village Green/Shaws)
 - d. Neighbors/Property Owners introduced themselves
 - e. Discussion regarding Sewer and Water needs within the district
 - i. These needs are part of an overall "asset management" including
 1. buffers
 2. natural/cultural features
 3. infrastructure (sewer/water)
 - ii. Mention by Tony Mesiti that sewer/water was the most important feature
 - f. Discussion regarding the appropriateness of shopping uses within the vicinity of existing homes etc. in the area
 - i. Further explanation regarding existing buffers in place
 - g. Discussion regarding fostering growth and development within the district and the need for

- i. Amenities within town (no need to drive further)
 - ii. Housing for young professionals
 - 1. Observation that Windham presently has a disconnect between single family homes and 55+ multi-family within little to nothing in-between
 - h. Commentary from existing landowners that they would prefer a consistent look/design feel within the district rather than a mix or hodgepodge of different appearances.
- 3) 5 Min Recess at 6:15 – Committee members thanked nearby property owners for attending the meeting.**
- 4) Discussion and revisions to conditional use language and proposed ordinance changes.**
- a. A copy of the language amended per the committee’s recommendations is included under separate cover below.
- 5) Adjournment**
- a. Next meeting: 10/8/2012
 - b. Meeting adjourned 7:15

Note: The changes below include all items discussed at the 10/22/2012 VCD Sub-Committee meeting, though some changes remain as open items for further discussion/consensus.

612. Village Center District 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. The Village Center District generally supports denser, mixed-use development including retail, office, and residential uses.

612.1 Uses Permitted in the VCD District:

612.1.1 Uses permitted in the Rural District

612.2 Uses Permitted in the VCD District Subject to Site Plan approval as provided in the Windham Site Plan Regulations:

612.2.1 Apartments for ownership or lease. Structures may have up to 24 units and 48 bedrooms.

612.2.2 Townhomes and Duplexes. Structures may have a maximum of 8 units and up to 16 bedrooms.

612.2.3 Retail shops sized no greater than 10,000 sq. ft. in area

612.2.4 Eating and drinking establishments including bakeries. Drive-thrus are not permitted.

612.2.5 Personal services

612.2.6 Offices

612.2.7 Banks and pharmacies with attendant drive-thru facilities

612.2.8 Medical Clinics

612.2.7 Schools, playgrounds, and fitness centers

612.2.8 Child day care and learning centers

612.2.9 Civic, and assembly facilities

612.2.10 Funeral Homes

612.2.11 Inns, bed and breakfasts of up to 12 rooms that provide overnight accommodations and meals in a dwelling unit provided to transient individuals for compensation.

612.2.12 Assisted living facilities and adult day care facilities.

612.2.13 Mixed use facilities are encouraged; particularly incorporating residential with non-residential use

612.2.14 Parking, biking, and pedestrian facilities.

612.2.13 Utilities including septic systems both individual and community and water supply both individual and small community systems as defined by NH Department of Environmental Services.

612.3 Uses Prohibited in the VCD District:

612.3.1 No drive-thru facilities are allowed in the Village Center District unless otherwise noted.

612.3.2 No new gas stations or automotive repair facilities or garages are permitted in the district.

612.3.3 No tattoo parlors are permitted in the district.

612.3.4 No automobile washing establishments are permitted in the district

612.3.5 No bulk storage or self storage facilities are allowed in the district

612.3.6 No animal kennels are permitted in the district.

612.3.7 No Gaming and Gambling facilities are permitted in the district.

612.4 Conditional Use Permits - This Section is adopted as an *Innovative Land Use Control Provision, pursuant to RSA 674:21*. The Planning Board is vested with sole authority to administer and to grant conditional use permits under this Section. An applicant is not entitled to a Conditional Use Permit, and the Planning Board may, in its discretion, decline to grant it if the Board determines such permit is not justified or warranted. A Conditional Use Permit may be granted to modify the requirements as specified, provided

the Board finds with a written determination that each of the applicable Conditional Use criteria are met.

612.4.1 A Conditional Use Permit may be granted to modify the 10,000 SF size limitation for retail shops, in accordance with the following criteria:

612.4.2 The modification complies with the *Purpose* of the Village District as noted in Section 612.1;

612.4.3 The applicant's particular situation justifies a modification to the requirements, and the site is suitable for the proposed modification;

612.4.4 There will be no adverse impact on adjacent properties, traffic, or pedestrian safety, and adjacent site interconnection opportunities are provided via easement for pedestrians and vehicular circulation;

612.4.5 The aesthetic character of the site and the surrounding Village District area will not be adversely affected;

612.4.6 The modification will be consistent with the spirit and intent of the Zoning Ordinance and the Master Plan.

612.4.7 If above criteria in 612.2.1 are met, the increase shall be regulated as follows:

612.4.7.1 The increase shall not exceed 15,000 SF total area;

612.4.7.2 The amount of increase is offset by a minimum onsite or offsite equivalent area specifically designated and designed as open landscaped pedestrian park or plaza area to be enjoyed by pedestrians or users;

612.4.7.3 This offset can alternatively be met by providing excess water supply or septic capacity that can be made available to other developments, in the equivalent amount of flow differential per NHDES regulations for the increased space and use.

612.4.7.3 This offset can alternatively be met if the proposed use is deemed by the Planning Board to provide a unique and special resource both to the Village Center District and the Town of Windham at large.

612.5 Development Standards: Development standards shall be prescribed in the Site Plan Regulations. Additional development standards are as follows:

612.5.1 Village Center District - there shall be a minimum fifty feet (50') natural buffer of vegetation supplemented by evergreen trees and landscaped berms from the abutting residential zoning district.

612.5.2 There shall be no front, side or rear setback requirements.

612.5.3 Shared parking facilities and driveways shall be provided and the parking space requirements reduced where shared parking is designed to maximize complimentary uses and it has been demonstrated to the Planning Board that sufficient parking will be available when it is needed;

612.5.4 The road frontage requirements shall be fifty (50) feet at the front lot line;

612.5.5 Town roads in this district would be designed for low speed travel and therefore would be encouraged to be built narrower than the normal town standards;

612.5.6 Existing buildings, with historical significance, as recommended by the Heritage Commission, should be preserved and reused for allowed uses with shared parking and driveways. Shared parking would be located to minimize its visual impact in order to preserve the village character;

612.5.7 Buildings shall be designed and sited to maintain views and vistas;

612.5.8 Public space or open square for outdoor activities, including pedestrian walkways shall be provided;

612.5.9 There shall be no minimum lot size;