

LEGAL NOTICE

The Windham Planning Commission will conduct a public hearing on a proposed comprehensive revision of the Subdivision regulations. These revisions involve changes to the following: definitions, pre-application and revised formal application requirements and review process, subdivision design standards – with provisions outlining suitability of land, and a buildable envelope requirement; provisions on permanent dead-end roads and private ways in subdivisions to be permitted as a private roads; mandating twenty percent (20%) open space dedication along with standards, and/or payment of a fee in lieu of open space dedication for all subdivisions and re-subdivisions; establishing requirements for vegetation preservation, and planting plan; standards for protection of natural resources; adding provision that the Commission has option of hiring an expert in the field of natural resources and/or for historic and cultural resources to assist in the identification and assessment of the resources of the parcel at the developer's expense; requirement for any applicant proposing to subdivide a parcel (or portion of a parcel of land) completely within the Town of Windham equal to or larger than 15 acres and/or 5 lots to submit a flexible design subdivision plan; making provision for Bonus Lots for starter homes; standards for Streets, Roads, Private Ways and Common Driveways; standards for storm water control by mandating use of Best Management Practices (BMP) and Low Impact Development (LID); making reference to techniques outlined in the publication of the Connecticut Council on Soil and Water Conservation and the Connecticut Department of Environmental Protection- Guidelines for Soil Erosion and Sediment Control provisions; and outlining provisions on bonding and enforcement of permit conditions. The public hearing is scheduled for Wednesday May 20, 2009 at 7 P.M. at the Windham Middle School auditorium located at 123 Quarry St., Willimantic. A complete copy of the text is available for public inspection in the Windham Planning Department and Town Clerk's Office located in the Town Hall at 979 Main St., Willimantic. For more information, please call James Finger the Town Planner at 860-465-3045 or check the Town of Windham's web site: <http://www.windhamct.com>.

Paula Stahl, Chair