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**ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA - *Revised***

**March 07, 2023 – 7:00 pm @ Community Development Department**

**Physical Location:** 3 North Lowell Road (Community Development Department) Live  
**Broadcast:** WCTV Channel 20 – Local Cable TV  
**Live Stream:** <http://www.wctv21.com/>

**To access via Zoom:** [ZBA Meeting](#)

**Meeting number/access code:** 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

**Call to Order**

**Rehearing Request – [Case #40-2022](#): Parcel 17-M-5, 17 Armstrong Road**

**[Case #39-2022](#) Parcel 18-L-300**

**Applicant – Angle Wood Pond Realty Trust, Inc.**

**Owner – Angle Wood Pond Realty Trust, Inc.**

**Location – 55 Range Road**

**Zoning District – Mixed Use (PBT / Residential District A / WPOD)**

Variance relief is requested from **Sections 602.1.6.2, 603.1, 614.2** to permit 100 multi-family dwelling units, which would include 28 two-bedroom units in the Residential District A, 56 two-bedroom units in the Professional Business Technology (PBT) District, and 16 one-bedroom dwelling units also in the PBT District. The application is also requesting the 16 one-bedroom dwelling units in the PBT to permit Customary Home Occupation(s), which are proposed to be located above professional and business offices in four mixed-use buildings, without being required to obtain a Conditional Use Permit.

**[Case #10-2023](#) Parcel 17-G-6 & 17-G-20**

**Applicant – Middlesex Glass Co., Nick Arena**

**Owner – 106 Indian Rock Rd LLC & GW Trust, Diana Wolthers, Trustee**

**Location – 102 Indian Rock Rd and 82 Range Rd**

**Zoning District – Gateway Commercial District/ WPOD**

Variance relief is requested from **Section(s): 618.2, 618.3.10** to construct a 77, 900 Sq.Ft. mixed use commercial building, that would include the assembly of prefabricated parts. The proposed use is prohibited in the Gateway Commercial District. Furthermore, Windham Zoning Ordinance prohibits any single structure within the district to have a building footprint of greater than 40,000 Sq. Ft.

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**Meeting Minutes to Review and Approve: 01-10-23, 02-14-23 & 02-21-23.**

**Planning Sessions and By-law updates**

**Legislative/Staff Updates**

**Adjournment**

**Copies of all Zoning Board of Adjustment applications and materials are available for review at the  
Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.**