



**Town of Winchester  
PLANNING AND ZONING COMMISSION**

**July 28, 2025 – 7:00 PM**

Town of Winchester Town Hall  
338 Main Street – 2<sup>nd</sup> Floor – P. Francis Hicks Room

**Commission Members:**

Willard Platt, Chairman	Charlene LaVoie, Alternate
Peter Marchand, Vice Chairman	Scott Eisenlohr, Alternate
John Cooney, Secretary	Vacant, Alternate
Adam Quagliaroli	
Rista Malanca	

**REGULAR MEETING AGENDA**

- 1. Call to Order, Roll Call, and Seating of Alternates**
- 2. Agenda Review**
- 3. Public Comment**
- 4. Public Hearings (new)**
  - A. [PZC-25-13](#)  
Applicant: James Brandolini  
Location: 272 Perch Rock Tr  
Proposal: Special Permit Application for Fence in HL District, Section 415-13.B.3
- 5. Public Hearings (continued)**
  - A. [PZC-25-12](#)  
Applicant: Town of Winchester  
Proposal: Amendment to Zoning Regulations Article II Section 415-13(3), Article IV Section 415-43 and rearrangement of section numbers to maintain alphabetical order, Article V Section 14-54, and Appendix A
- 6. Old Business**
  - A. [PZC-25-6](#)  
Applicant: Henry Joseph Nowik, III  
Location: 39 Wetmore Ave.  
Proposal: Convert existing single-family home to two-family home  
*Due to noticing error, hearing will open August 11*
  - B. [PZC-25-13](#)  
Applicant: James Brandolini  
Location: 272 Perch Rock Tr  
Proposal: Special Permit Application for Fence in HL District, Section 415-13.B.3
- 7. New Business**
  - A. [PZC-25-14](#)  
Applicant: Town of Winchester  
Proposal: Text Amendment to Article III, Section 415-25 to include language that allows the Commission to request technical reviews and consultations and to charge the applicant the fee of said review.  
*Hearing scheduled for August 25, 2025*



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**July 24, 2025 – 7:00 PM**

Town of Winchester Town Hall  
338 Main Street – 2<sup>nd</sup> Floor – P. Francis Hicks Room

**8. Other Business**

- A. Discussion: Joint Meeting with Economic Development Commission

**9. Approval of Minutes**

- A. July 14, 2025 Regular Meeting

**10. Communication**

- A. ZEO Report

**11. Adjournment**