



**Town of Winchester
PLANNING AND ZONING COMMISSION**

August 11, 2025 – 7:00 PM

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

Commission Members:

Willard Platt, Chairman	Charlene LaVoie, Alternate
Peter Marchand, Vice Chairman	Scott Eisenlohr, Alternate
John Cooney, Secretary	Matthew Smith, 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-25-6](#)
Applicant: Henry Joseph Nowik, III
Location: 39 Wetmore Ave.
Proposal: Special Permit to convert existing single-family home to two-family home
- 5. Old Business**
 - A. [PZC-25-6](#)
Applicant: Henry Joseph Nowik, III
Location: 39 Wetmore Ave.
Proposal: Special Permit to convert existing single-family home to two-family home
- 6. New Business**
 - A. [PZC-25-15](#)
Applicant: Scott Davis
Location: 142 Main Street
Proposal: Special Permit to construct two residential units on the first floor in a former commercial space and two residential units on the second floor for a total of four residential units
- 7. Other Business**
 - A. [PZC-25-14](#)
Applicant: Town of Winchester
Proposal: Text Amendment to 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.
Public Hearing previously scheduled for 8.25.2025
- 8. Approval of Minutes**
 - A. July 28, 2025 Regular Meeting
- 9. Communication**
 - A. OpenGov Demonstration
- 10. Adjournment**