



**Town of Winchester  
PLANNING AND ZONING COMMISSION**

**January 26, 2026 – 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	Rista Malanca
Peter Marchand, Vice Chairman	Charlene LaVoie, Alternate
John Cooney, Secretary	Scott Eisenlohr, Alternate
Adam Quagliaroli	Jan Perry, Alternate

**REGULAR MEETING AGENDA**

**1. Call to Order, Roll Call, and Seating of Alternates**

**2. Agenda Review**

**3. Public Comment (*not related to agenda items*)**

**4. Public Hearings**

**A. PZC-25-22**

Applicant: Andrew Champagne

Location: 342 E. Wakefield Blvd.

Proposal: Installation of a fence in excess of 4 feet in height (Sec 415-13B(3); Zone: HL)

**B. PZC-25-20**

Applicant: Town of Winchester

Proposal: Updates to Zoning Regulations - Sections 415-26, 415-38, 415-40, 415-19, 415-21, 415-55, Appendix A – Use Table

**C. PZC-25-21**

Applicant: Town of Winchester

Proposal: Updates to Subdivision Regulations – Section 400-53, Fire Suppression Requirements

**5. Old Business**

**A. PZC-25-22**

Applicant: Andrew Champagne

Location: 342 E. Wakefield Blvd.

Proposal: Installation of a fence in excess of 4 feet in height (Sec 415-13B(3); Zone: HL)

**6. New Business**

**A. PZC-26-1**

Applicant: Ashley Holm

Location: 309 Colebrook Rd.

Proposal: Special Permit Application for Home Occupation (Sec. 415-44; Zone: RR)

**B. PZC-26-2**

Applicant: Paul Selna on behalf of Batcheller School Apartments

Location: 179 Pratt St.

Proposal: Modification to Special Permit (PZC-24-14) to add four additional units (Zone: TSF)

**7. Other Business**

**8. Approval of Minutes**

**A. January 12, 2026 Regular Meeting**

**9. Communication**

**10. Adjournment**

**POSTPONED TO JANUARY 28 SPECIAL MEETING**