



**Town of Winchester
PLANNING AND ZONING COMMISSION**

January 28, 2026 – 7:00 PM

Town of Winchester Town Hall
338 Main Street – 2nd 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

SPECIAL 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 Selnau 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**

Note: This is a Special Meeting. No additional agenda items may be added.