



**Town of Winchester
PLANNING AND ZONING COMMISSION**

February 23, 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

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-26-1](#)
Applicant: Ashley Holm
Location: 309 Colebrook Road
Proposal: Special Permit for Home Occupation (Cottage Food Operation) (Zone: RR)
 - B. [PZC-26-2](#)
Applicant: Paul Selnau on behalf of Batcheller Apartments
Location: 179 Pratt Street
Proposal: Modification to existing Special Permit for Affordable Housing (Zone: TSF)
 - C. [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
- 5. Old Business**
 - A. [PZC-26-1](#)
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- 6. New Business**
 - A. [PZC-26-3](#)
Applicant: Roxanne O’Neill
Location: 150 Ashley Road
Proposal: Special Permit for Home Occupation (Cottage Food Operation) (Zone: RR)
- 7. Other Business**
- 8. Approval of Minutes**
 - A. February 9, 2026 Regular Meeting
- 9. Communication**
- 10. Adjournment**