

Town of Winchester
PLANNING AND ZONING COMMISSION
March 23, 2026 – 7:00 PM
Town of Winchester Town Hall
338 Main Street – 2nd Floor – P. Francis Hicks Room

MINUTES

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

The meeting is called to order at 7:00PM by Willard Platt (Chair). Members in attendance include Rista Malanca, Peter Marchand (Vice Chair), John Cooney (Secretary), Adam Quagliaroli and Jan Perry (Alternate). Charlene LaVoie (Alternate) is absent excused.

2. Agenda Review

None

3. Public Comment (not related to agenda items)

None

4. Public Hearings

- A.** PZC-26-4 Applicant: Adam Sarosi on behalf of Lake Street Development, LLC Location: 108 E. Lake St. (Zone: HLB) Proposal: Conversion of former nursing home to multi-family residential building with 30 units.

Discussion lead by Adam Sarosi. Question and answer with board.

Public commentor un-named due to speaking aloud in audience rather than into the microphone.

And again. Please re-enforce proper ways to identify selves during Public Hearings, etc.

Motion to close PZC 26-4 by Peter Marchand, seconded by John Cooney and unanimously approved.

5. Old Business

- A.** PZC-26-4 Applicant: Adam Sarosi on behalf of Lake Street Development, LLC Location: 108 E. Lake St (Zone: HLB) Proposal: Site Plan Conversion of former nursing home to multi-family residential building with 30 units.

Motion to conditionally approve PZC 26-4, Rista Malanca, seconded by Peter Marchand and unanimously approved.

6. New Business

- A.** 8-24 Review: Sale of municipally owned property at: 32 Hubbard St., 82-84 Rockwell St., 17 Birdsall St., and 132 Florence St.

Motion Peter Marchand to send letter of recommendation in support of sale of town owned properties and said properties (32 Hubbard, 82-84 Rockwell, 17 Birdsall and 132 Florence) shall remain used for housing.

7. Other Business

- A. Potential Regulation Changes related to Special Session PA 25-1

8. Approval of Minutes

Motion to approve the Minutes of March 9, 2026, Regular Meeting by Willie Platt, seconded by Peter Marchand and unanimously approved.

9. Communication

None

10. Adjournment

Motion to adjourn 8:45PM Rista Malanca, seconded by John Cooney and unanimously approved.

Future Public Hearings:

- April 13, 2026: **PZC-26-3** Applicant: Roxanne O'Neill Location: 150 Ashley Road (Zone: RR)
Proposal: Special Permit for Home Occupation (Cottage Food Operation)
- May 11, 2026: A. **PZC-26-5** Applicant: Wesley Clow on behalf of Winsted Road Realty, LLC
Location: 0 Torrington Rd (Map 45/Block 158/Map 049-1) (Zone: TG) Proposal: Special Permit for Earth Excavation

Respectfully Submitted,
Lauren Jones Dombrowski