



**Town of Winchester
PLANNING AND ZONING COMMISSION**

April 27, 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-26-3](#)
Applicant: Roxanne O'Neill
Location: 150 Ashley Road (Zone: RR)
Proposal: Special Permit for Home Occupation (Cottage Food Operation)
 - B. [PZC-26-6](#)
Applicant: Alexander Fortuna on behalf of The Forsaken Lands
Location: 32 Norfolk Rd. (Zone: RR)
Proposal: Special Permit for Commercial Recreation
5. **Old Business**
 - A. [PZC-26-3](#)
Applicant: Roxanne O'Neill
Location: 150 Ashley Road (Zone: RR)
Proposal: Special Permit for Home Occupation (Cottage Food Operation)
 - B. [PZC-26-6](#)
Applicant: Alexander Fortuna on behalf of The Forsaken Lands
Location: 32 Norfolk Rd. (Zone: RR)
Proposal: Special Permit for Commercial Recreation
6. **New Business**
 - A. Regulation Updates Related to Special Session Public Act 25-1
7. **Other Business**
8. **Approval of Minutes**
 - A. April 13, 2026 Regular Meeting
9. **Communication**
 - A. Main Street PROMISE Program

10. Adjournment

Future Public Hearings:

May 18, 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