



**Town of Winchester
PLANNING AND ZONING COMMISSION**

June 22, 2026 – 7:00 PM

Town of Winchester Town Hall
338 Main Street – 2nd Floor – Francis P. 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** (*continued*)
 - [PZC-26-6](#)
Applicant: Alex Fortuna on behalf of The Forsaken Lands
Location: 32 Norfolk Rd
Proposal: Special Permit for Commercial Recreation
- 5. Public Hearings** (*new*)
 - [PZC-26-10](#)
Applicant: Winchester PZC
Location: Zoning Regulations
Proposal: Amendments to Current Sections 415-19, 415-48, 415-55, and Appendix A – Use Table; Creating New Section 415-15, 415-49; Renumbering all Sections as Necessary.
 - [PZC-26-11](#)
Applicant: Winchester PZC
Location: Zoning Map
Proposal: Creation of Conservation and Traffic Mitigation Overlay Zones Per SS PA 25-1
- 6. Old Business**
 - [PZC-26-6](#)
Applicant: Alex Fortuna on behalf of The Forsaken Lands
Location: 32 Norfolk Rd
Proposal: Special Permit for Commercial Recreation
 - [PZC-26-8](#)
Applicant: Yield Properties
Location: 112 Standard Avenue (Zone: TG)
Proposal: Site Plan Modification for Landscaping/Construction Yard
 - [PZC-26-10](#)
Applicant: Winchester PZC
Location: Zoning Regulations
Proposal: Amendments to Current Sections 415-19, 415-48, 415-55, and Appendix A – Use Table; Creating New Section 415-15, 415-49; Renumbering all Sections as Necessary.



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D. [PZC-26-11](#)

Applicant: Winchester PZC

Location: Zoning Map

Proposal: Creation of Conservation and Traffic Mitigation Overlay Zones Per SS PA 25-1

7. New Business

8. Other Business

A. Discussion: Marina Related Regulations

9. Approval of Minutes

A. June 8, 2026 Regular Meeting

10. Communication

11. Adjournment

Future Public Hearings:

July 13, 2026

A. [PZC-26-9](#)

Applicant: VPA Construction

Location: 124 Rockwell St. (Zone: TCR)

Proposal: Special Permit for Two-Family Home

B. [PZC-26-13](#)

Applicant: Eric Swenson (The Hitchcock Chair Company)

Location: 144 Rowley St (Zone: TG)

Proposal: Light Manufacturing

C. [PZC-26-14](#)

Applicant: Sandra Ursone

Location: 208 Perch Rock Rd (Zone: HL)

Proposal: Special Permit for Fence