



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday, October 24, 2022 at 7:00PM
REGULAR MEETING AGENDA

1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. PUBLIC HEARINGS.

A. PZC#22-12 – Special Permit

Applicant/Owner: Steven Heffer and Heena Sultan

Location: 212 West Wakefield Boulevard

Proposal: Reconstruction of Single Family Residence on Slope in Excess of 15% as per Section III.D.5.

5. OLD BUSINESS.

A. PZC#22-12 – Special Permit

Applicant/Owner: Steven Heffer and Heena Sultan

Location: 212 West Wakefield Boulevard

Proposal: Reconstruction of Single Family Residence on Slope in Excess of 15% as per Section III.D.5.

B. PZC#22-13 – Special Permit (*PUBLIC HEARING SCHEDULED FOR NOVEMBER 14, 2022*)

Applicant: Ryan Tierney

Owner: PB Projects IV, LLC

Location: 32 Lake Street

Proposal: Special Permit – Brewery Expansion, Recreational, Entertainment Facility Indoor Private, Patio, and Proposed Deck as Outdoor Dining.

6. NEW BUSINESS.

A. PZC#22-14 – Special Permit

Applicant/Owner: American Mural Project, Inc.

Location: 90 Whiting Street

Proposal: Construction of a new concrete exterior stairway (required grading in excess of 15% slope) and a new concrete retaining wall at base. Also includes relocation of existing bituminous sidewalk with a new canopy covered landing area

B. PZC#22-15 – Special Permit

Applicant/Owner: SAN, LLC

Location: 954 Main Street

Proposal: Expansion of existing Shell fuel island canopy to corporate standards and matching color & design. Also includes proposal for new handicapped accessible restroom addition.

7. OTHER BUSINESS.

A. Appointment of Kate Sherwood and Reappointment of Donna Davis to Architectural Review Committee.

8. APPROVAL OF MINUTES: October 11, 2022

9. COMMUNICATIONS.

10. STAFF REPORT.

11. ADJOURNMENT.

George Closson, Chairman	Willard Platt
Craig Sanden, Vice Chairman	Troy LaMere (Alternate)
John Cooney	Charlene LaVoie (Alternate)
Peter Marchand	Feliks Viner (Alternate)