



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday, September 26, 2022 at 7:00PM

REGULAR MEETING AGENDA

1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. PUBLIC HEARINGS.

A. PZC#22-08 – Special Permit

Applicant/Owner: Sherwood Dawson

Location: 538 West Wakefield Boulevard (Map 038, Block 115, Lot 006)

Proposal: Reconstruct Dwelling and Add Stairs, Retailing Walls, & Grading on Slope in Excess of 15% as per Section III.D.5.

B. PZC#22-09 – Special Permit

Applicant/Owner: Sherwood Dawson

Location: West Wakefield Boulevard (Map 038, Block 115, Lot 003B)

Proposal: Temporary Access for Well on Slope in Excess of 15% as per Section III.D.5. and Associated Site Work Construction.

C. PZC#22-10 – Special Permit

Applicant: The Shift Master, LLC

Owner: New Endeavors of Wolcott, LLC

Location: 154 Torrington Road

Proposal: Vehicle Sales and Service, Personal: One-Stop Automotive Performance Shop.

D. PZC#22-11 – Special Permit

Applicant: Palm Coast Capital, LLC

Owner: Ledgebrook, LLC

Location: New Hartford Road (Map 34, Block 158, Lot 001E-2)

Proposal: Retail, Large Shop with Storage Business, Outdoor Limited as Accessory Use.

5. OLD BUSINESS.

A. PZC#22-08 – Special Permit

Applicant/Owner: Sherwood Dawson

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

D. PZC#22-11 – Special Permit

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6. NEW BUSINESS.

7. OTHER BUSINESS.

A. Public Information Meeting on Draft of Affordable Housing Plan.

8. NEW BUSINESS.

None.

9. APPROVAL OF MINUTES: September 12, 2022

10. COMMUNICATIONS.

11. STAFF REPORT.

12. ADJOURNMENT.

<p>George Closson - Chairman Craig Sanden - Vice-Chairman Art Melycher – Secretary Peter Marchand, Jerry Martinez John Cooney, Will Platt (Alternates)</p>
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