1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. PUBLIC HEARINGS.
   A. PZC#23-2 – Special Permit
      Applicant: Steve Dew, Chairman, Soldiers’ Monument Commission
      Owner: Town of Winchester
      Location: 84 Crown Street
      Proposal: Public Recreation Facility: Add an (approximate) 10’x12’ Shed.
   
   B. PZC#23-3 – Special Permit
      Applicant: Shane Centrella and Shannon Centrella
      Owner: Alpha Life, LLC
      Location: 386 Main Street
      Proposal: Mixed use – 2 Retail, 1 Personal Service, 1 Retail/Recreation Facility, Commercial

5. OLD BUSINESS.
   A. PZC#23-1 – Special Permit
      Applicant: Wendy Scanlon
      Owner: Impetus Properties
      Location: 398 Main Street
   
   B. PZC#23-2 – Special Permit
      Applicant: Steve Dew, Chairman, Soldiers’ Monument Commission
      Owner: Town of Winchester
      Location: 84 Crown Street
      Proposal: Public Recreation Facility: Add an (approximate) 10’x12’ Shed.
   
   C. PZC#23-3 – Special Permit
      Applicant: Shane Centrella and Shannon Centrella
      Owner: Alpha Life, LLC
      Location: 386 Main Street
      Proposal: Mixed use – 2 Retail, 1 Personal Service, 1 Retail//Recreation Facility, Commercial

6. NEW BUSINESS.
   A. PZC#23-4 – Special Permit
      Applicant: KJ Fracasso Industries
      Owner: Estate of Kenneth J. Fracasso and Fracasso Realty
      Location: 137 Torrington Road
   
   B. PZC#23-5 – Special Permit
      Applicant: Allan Borghesi and Borghesi Building and Engineering Co., Inc.
      Owner: East Coast Assistance Dogs, Inc.
      Location: 149 Newfield Road
      Proposal: Modify Location of Site of New Building; Reduction in Parking.
C. PZC#23-6 – Special Permit
   Applicant/Owner: Karen Marie Borla
   Location: 229 Perch Rock Trail
   Proposal: 6’ (Height) Fence in Highland Lake District.

D. PZC#23-7 – Special Permit
   Applicant/Owner: American Mural Project, Inc.
   Location: 90 Whiting Street.

7. OTHER BUSINESS.

8. APPROVAL OF MINUTES: January 23, 2023

9. COMMUNICATIONS.

10. TOWN PLANNER’S REPORT.

11. ADJOURNMENT.