



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday, April 10, 2023 at 7:00PM

REGULAR MEETING AGENDA

1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. PUBLIC HEARINGS.

A. PZC#23-1 – Special Permit (*PUBLIC HEARING SCHEDULED FOR APRIL 24, 2023*)

Applicant: Wendy Scanlon

Owner: Impetus Properties

Location: 398 Main Street

Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private.

B. PZC#23-5 – Special Permit (*PUBLIC HEARING SCHEDULED FOR April 24, 2023*)

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.

6. OLD BUSINESS.

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Applicant: Wendy Scanlon

Owner: Impetus Properties

Location: 398 Main Street

Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private.

B. PZC#23-5 – Special Permit (*PUBLIC HEARING SCHEDULED FOR April 24, 2023*)

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.

5. NEW BUSINESS.

A. PZC#23-9 – Plan Modification Request

Applicant: Palm Coast Capital, LLC

Owner: Ledgebrook, LLC

Location: New Hartford Road (M34/B158/L001E-2)

Proposal: Shift in Location for Proposed New Building; Relocate Trailer Display Area; and Reduction in Parking

6. OTHER BUSINESS.

A. Set Public Hearing for Formal Adoption of Revised PZC Regulations per General Code Recommendations.

7. APPROVAL OF MINUTES: March 27, 2023

8. COMMUNICATIONS.

9. TOWN PLANNER'S REPORT.

10. ADJOURNMENT.

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