



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday May 22, 2023 at 7:00PM

REGULAR MEETING AGENDA

1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. PUBLIC HEARINGS.

None.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

A. PZC#23-10

Special Permit

Applicant: Allan Borghesi

Owner: ECAD

Location: 149 Newfield Road

Proposal: Modify Location of Proposed New Building.

B. PZC#23-11

8-24 Referral

Applicant/Owner: Town of Winchester

Location: 17 Front Street

Proposal: Sale of Town-Owned Single-Family Residence Acquired Through Blight.

C. PZC#23-12

Site Plan Approval

Owner: SAN LLC

Applicant: Hassan Almasoudi

Location: 314 Main Street

Proposal: Retail, Grocery Small Format

D. PZC#23-13

Special Permit

Owner: Impetus Properties, LLC

Applicant: Csaba Tirol

Location: 450 Main Street

Proposal: Mixed Use: Retail, Small Shop.

7. OTHER BUSINESS.

A. Set public hearing date for the following zoning text amendment edits:

- 1) *In Section 415-15-C (2), replace the word “committee” with “commission”,*
- 2) *In Section 415-25 (11), replace the word “special permit” with “site plan”,*
- 3) *In Section 415-53, Appendix A, to change the parking requirement for the “Outdoor Dining” use from “1 per 100 square feet” to “N/A”,*
- 4) *In Section 415-53, Appendix A, to change the parking requirement for the “Marina, including Boat Sales and/or Storage, Repair, and Fueling” use from “1 per 1500 square feet” to “1 per 2 available moorings”,*

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

- 5) *In Section 415-24-J (2), replace the first sentence of the section with new text that reads as follows: "In addition, a sign, which may be provided by the Town, must be posted in a clearly visible location, within 10 feet from the street, on the property which is the subject of the application no less than 10 days before the scheduled hearing and shall remain posted until the hearing commences and an affidavit must be signed at the time of application acknowledging this requirement."*
- 6) *In Section 415-24-C, replace the section with new text that reads as follows: "Such a site plan shall conform to all requirements laid out in III.H.3, as applicable, unless the proposed activity involves only work within existing structures, with no modifications to the building footprint or any other aspects of the site, and does not increase the parking requirements for the site by changing its use. The commission retains the right to request such a site plan be submitted for any such application should they deem it appropriate."*
- B. Discussion of Bond on Application PZC #23-4 Regarding 137 Torrington Road, Owner: Estate of Kenneth J. Fracasso/Fracasso Realty.
- C. Discussion regarding modification to steep slopes regulation (*potential public hearing 6/26/23)
- D. Discussion regarding driveway ordinance / regulations
- E. Appoint Geoffrey Green as Zoning Enforcement Officer.

8. APPROVAL OF MINUTES: April 24, 2023

9. COMMUNICATIONS.

None.

10. ADJOURNMENT.