



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday June 26, 2023 at 7:00PM

REGULAR MEETING AGENDA

1. ROLL CALL.
2. PUBLIC COMMENT.
3. AGENDA REVIEW.
4. PUBLIC HEARINGS.

PZC#23-10

Special Permit

Applicant: Allan Borghesi

Owner: ECAD

Location: 149 Newfield Road

Proposal: Modify Location of Proposed New Building and wall sign application.

application submitted: 5/8/2023

65-day review period: 7/12/2023

PZC#23-72

Zoning Text Amendments

Applicant: Town of Winchester

Proposal:

- 1) *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."*
- 2) *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."*
- 3) *In Section III.D.5*
Steep Slope Regulations. *The Town finds that the alteration of steep slope areas poses potential risks of erosion, sedimentation, landslides, and the degradation of scenic views. Accordingly, the following requirements are hereby imposed on activities that involve the cumulative disturbance of 10,000 square feet or more on slopes exceeding 15% gradient:*
 - a. *No permit shall be granted for the development of or construction on any lot that involves the disturbance of slopes greater than 15%, over a cumulative area of 10,000 square feet or more, unless a Special Permit is approved and issued subject to the following conditions:*
 - i. *Adequate erosion control and drainage measures shall be put in place to avoid erosion and sedimentation during or after construction, and all erosion control and storm water management measures shall comply with all applicable laws and guidelines; and*

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

- ii. *Adequate measures shall be put in place to minimize the clear-cutting of trees or the clearing of shrubs and other natural vegetation.*

Revise Section III.I.2 of the Winchester Zoning Regulations as follows:

2. Activities Requiring a Soil Erosion and Sediment Control Plan. *A soil erosion and sediment control plan shall be submitted with any application for development when any of the following conditions prevail:*

- a. *The disturbed area of such development is cumulatively more than one-half acre*
- b. *The disturbed area within the Highland Lake (HL) District is cumulatively more than 4,000 square feet*
- c. *The disturbed area of slopes exceeding 15% gradient is cumulatively equal to or greater than 10,000 square feet*

A single-family dwelling that is not part of a subdivision of land shall be exempt from these Soil Erosion and Sedimentation Control Regulations under the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

5. OLD BUSINESS.

PZC#23-10
Special Permit
Applicant: Allan Borghesi
Owner: ECAD
Location: 149 Newfield Road
Proposal: Modify Location of Proposed New Building and wall sign application.

PZC#23-72
Zoning Text Amendments
Applicant: Town of Winchester
Proposal: (SEE ABOVE)

6. NEW BUSINESS.

- A. PZC#23-12
8-24 Referral
Applicant/Owner: Town of Winchester
Location: Mountainside Drive
Proposal: Sale of Town-Owned 118.14 acres vacant land located in the Rural Residential (RR) zone

- B. PZC#23-74
Special Permit
Owner: Fracasso, Henry
Applicant: Michols, Lidia
Location: 58 Holmes Drive
Proposal: Home Occupation special permit application in Town Single Family (TSF) zoning district

application submitted: 5/26/2023
65-day review period: 7/30/2023

(*request for PZC#23-13 to be presented after 3. AGENDA REVIEW and prior to 4. PUBLIC HEARINGS)

- C. PZC#23-13
Site Plan Approval
Owner: Town of Winchester
Applicant: Lance Hansen
Location: Point Location 41.9326, -73.0619
Proposal: New Pavilion Along The Pond at Tatro Park.

application submitted: 6/12/2023
65-day review period: 8/14/2023

7. OTHER BUSINESS.

A. Discussion regarding driveway ordinance / regulations **(*postpone until Monday June 26, 2023)**

8. APPROVAL OF MINUTES: May 22, 2023

9. COMMUNICATIONS.

None.

10. ADJOURNMENT.