



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION**  
Town Hall – 338 Main Street  
2<sup>nd</sup> Floor – P. Francis Hicks Room  
Monday July 24, 2023 at 7:00PM

**REGULAR MEETING AGENDA**

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

PZC#23-6  
Special Permit (previous application PZC#23-1)  
Applicant: Wendy Scanlon  
Owner: Impetus Properties  
Location: 398 Main Street  
Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private.  
application submitted: 6/8/2023  
65-day review period: 8/12/2023

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  
65-day renew period: 9/16/2023

PZC#23-7 (CONTINUED TO MONDAY AUGUST 14, 2023)  
Special Permit – 30-day temporary Earth Excavation application and creation of Avery Farm  
Applicant/Owner: Scott Bachand  
Location: 257-259 Tarringford Street (point location: 41.8909, -73.0648)  
Proposal: Request for removal of screened stone to create hay farm fields, Christmas tree farm, and fruit trees field  
application submitted: 6/22/2023  
65-day review period: 8/25/2023

**5. OLD BUSINESS.**

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Special Permit  
Applicant: Allan Borghesi  
Owner: ECAD  
Location: 149 Newfield Road  
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George Closson, Chairman	Willard Platt
Peter Marchand, Vice Chairman	Troy LaMere (Alternate)
John Cooney	Charlene LaVoie (Alternate)
Craig Sanden	Adam Quagliaroli (Alternate)

**6. NEW BUSINESS.**

NONE

**7. OTHER BUSINESS.**

A. Continued discussion regarding driveway regulations (CONTINUED TO AUGUST 14, 2023)

**8. APPROVAL OF MINUTES:**

**June 26, 2023 and July 10, 2023** – request to review and approve during August 14, 2023 meeting

**9. COMMUNICATIONS.**

None.

**10. ADJOURNMENT.**