



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town Hall – 338 Main Street
2nd Floor – P. Francis Hicks Room
Monday September 11, 2023 at 7:00PM**

REGULAR MEETING AGENDA

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

- A. PZC#23-12-1 application submitted: 8/24/2023
Special Permit and Site Plan Approval 65-day review period: 10/27/2023
Applicant Representative: David Batista, Haley Ward
In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.
Owner: Winsted Health Center, Inc.
Location: 115 Spencer Street
Proposal: Redevelopment of Winsted Health Center for housing and artisan maker space

5. OLD BUSINESS.

- A. PZC#23-12-1 application submitted: 8/24/2023
Special Permit and Site Plan Approval 65-day review period: 10/27/2023
Applicant Representative: David Batista, Haley Ward
In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.
Owner: Winsted Health Center, Inc.
Location: 115 Spencer Street
Proposal: Redevelopment of Winsted Health Center for housing and artisan maker space

- B. Vote on E-codification of P&Z regulations

6. NEW BUSINESS.

- A. PZC#23-13-1 application submitted: 9/6/2023
Special Permit 65-day review period: 11/10/2023
Applicant: Martha Amon
Owners: Martha Amon & Romulo Romero
Location: 155 Mathew Rd
Proposal: Home Occupation special permit application in Highland Lake (HL) zoning district.
- B. PZC#23-14-1 application submitted: 9/6/2023
Special Permit 65-day review period: 11/10/2023
Applicant: Beata Vrancic
Owners: Beata Vrancic
Location: 112 Birdsall St.
Proposal: Home Occupation special permit application in Town Single Family (TSF) zoning district.

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

7. OTHER BUSINESS.

- A. Continued discussion regarding final proposal of driveway regulations language
- B. Discussion regarding creation of proposed parking lot regulations

8. APPROVAL OF MINUTES: August 28, 2023

9. COMMUNICATIONS.

- A. Staff review letters re: PZC#23-12-1 (115 Spencer Street Redevelopment of Winsted Health Center)
 - 1) Letter from Zoning Enforcement Officer
 - 2) Letter from Wetlands Agent
 - 3) Letter from Building Official
 - 4) Letter from Fire Marshal & Fire Chief
 - 5) Letter from Chief of Police
 - 6) Letter from Economic Development Coordinator

10. ADJOURNMENT.