



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
Town Hall – 338 Main Street  
2<sup>nd</sup> Floor – P. Francis Hicks Room  
Monday September 25, 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
- B. 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.
- C. 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.

**5. OLD BUSINESS.**

- A. PZC#23-10-1  
Site Plan Approval – Automotive Sales and Repair  
Applicant: Ahmed Bedir  
Owner: Rukhma Zoonash LLC  
Location: 161 Main Street  
Proposal: Request for auto repair from previous special permit approval, including requirements for employee and customer parking spaces, dumpster screenage, signage and hours of operation.  
Application submitted: 8/10/2023  
65-day review period: 10/13/2023

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

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In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.  
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- D. 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.

## **6. NEW BUSINESS.**

## **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: September 11, 2023**

## **9. COMMUNICATIONS.**

- A. Enforcement report update (ZEO Geoff Green)

## **10. ADJOURNMENT.**