1. ROLL CALL.

2. PUBLIC COMMENT.

3. AGENDA REVIEW.

4. Town Manager, Paul Harrington invited for introductions

5. APPROVAL OF MINUTES: March 25, 2024

6. PUBLIC HEARINGS.

   PZC#24-3 – Special Permit application
   Location: 211 West Wakefield Blvd.
   Applicant representative: Philip Pires
   Owner: Steven Heffer
   Proposal: Applicant is seeking a Special Permit under Section III(D)(5) for site work on slopes greater than 15% for site development for proposed residence addition and new garage.

7. NEW BUSINESS.
   NONE

8. OLD BUSINESS.
   NONE

9. OTHER BUSINESS.

   A. Continued Planning discussion for parking as principle use zoning regulations:

   **Parking as Principal Use.** A lot that does not contain a permitted building of more than 400 square feet or located within 2000 feet of the associated principal use building exclusively used for the parking of motor vehicles. Parking standards as described within the Winchester Zoning Regulations – Parking Types, Outdoor Lighting, and Landscaping to be incorporated into design for parking lot. Municipal parking lots standards as outlined in Section 367: Town Ordinances / Part II: General Legislation / Vehicles and Traffic.
9. OTHER BUSINESS (continued)

(1) Corner Lots. A corner lot shall not be used solely for parking because of limited visibility, blind corners, obscured entrances can increase risk of traffic accidents.

(2) Adjacent Parking Facilities. Two principal parking facilities shall not be located directly adjacent to one another, with the exception of a new structured parking facility replacing an existing parking lot.

B. Parking as Principal Use as permitted use in Town Center (TC), and Town Gateway (TG), zoning districts; and consideration for special permit application in Town Single Family (TSF), Town Center Residential (TCR), Highland Lake (HL) and Highland Lake Business (HLB) zoning districts.

(**Recommended public hearing date to be set for Monday May 13, 2024**)

10. ENFORCEMENT REPORT.

Question / Answer with Zoning Enforcement Officer, Geoff Green

11. COMMUNICATIONS.

NONE

12. ADJOURNMENT.