

Town of Winchester
PLANNING AND ZONING COMMISSION

April 28, 2025 - 7:00 PM

Town of Winchester
Town Hall 338 Main Street – 2nd Floor – P. Francis Hicks Room

MINUTES

1. Call to Order/Roll Call

The meeting is called to order at 7:00PM by Peter Marchand (Vice Chair). In attendance are PZC members Adam Quagliaroli, Willard Platt, John Cooney (Secretary), Rista Malanca (Alternate), Scott Eisenlohr (Alternate), and Charlene LaVoie (Alternate). Absent excused members include George Closson (Chair). Staff members include Jeremy DeCarli and Geoffrey Green (Asst Town Planner/ZEO)

2. Public Comment

None

3. Agenda Review

Proposed May 19, 2025 Special Meeting in lieu of May 26 and May 12 (Town Meeting and Memorial Day conflicts).

Item 7F added.

4. Public Hearings

A.PZC-25-4: Earth Excavation Permit Renewal

Applicant: Pieritalo Bauchiero

Location: 182 Torrington Road, Property ID 039 158 019B

Proposal: Renewal of Earth Excavation Permit originally issued 4/11/1979 for up to 500,000 cy.

Troy LaMere (41 Morgan Drive) speaks on behalf of PZC 25-4.

Motion to close PZC 25-4 made by Rista Malanca, seconded by John Cooney and unanimously approved.

B.PZC-25-5: Special Permit

Applicant: Justin O'Neill

Location 150 Ashley Road

Proposal: Construct 3-bedroom, 2-bath 1,489 square foot modular ranch home.

Tabled to May 12 due to Notification Error (*if meeting is moved to May 19, will need to change and notify)

5. Old Business

A.PZC-25-4: Earth Excavation Permit Renewal

Applicant: Pieritalo Bauchiero

Location: 182 Torrington Road, Property ID 039 158 019B

Proposal: Renewal of Earth Excavation Permit originally issued 4/11/1979 for up to 500,000 cy.

Motion to approve PZC 25-4 made by John Cooney (conditional approval, as previously approved by board), seconded by Willard Platt and unanimously approved.

B.PZC-25-6: Special Permit

Applicant: Henry Joseph Nowik, III

Location: 39 Wetmore Ave.

Proposal: Convert existing single-family home to two-family home.

Public Hearing Schedule for June 9

6. New Business

A.PZC-25-7: Update of Official Zoning Map

Applicant: Town of Winchester

Location: Various

Proposal: Update of Official Zoning Map

Public Hearing Set for June 9

7. Other Business

A.Discussion: Updated Zoning Map

i.39 South Main Street

ii.Old Robertsville Rd – 006 150 003

B.Discussion: Interpretation of “Impervious Surface” Definition

C.Discussion: Heliports not associated with medical facilities

D.Discussion: Interpretation of Fence Setback Requirements in HL District

E.Discussion: June 9 Meeting – 8-24 Reviews and Presentation from CT DOT

F. Motion to move May meetings to May 19 made by Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

8. Approval of Minutes

April 14, 2025 Regular Meeting Minutes

Motion to approve the April 14, 2025 Regular Meeting Minutes made by John Cooney, seconded by Rista Malanca, and unanimously approved.

9. Communications

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

10. Adjourn

Motion to adjourn at 7:55PM made by John Cooney, seconded by Adam Quagliaroli, and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski