

Town of Winchester
PLANNING AND ZONING COMMISSION
July 14, 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, and Seating of Alternates

The meeting is called to order at 7PM by Chair Willard Platt. In attendance are staff and board members Jeremy DeCarli (Interim Town Planner), Geoffrey Green (Assistant Town Planner, ZEO), Charlene LaVoie (Alternate/Seated), Adam Quagliaroli, Willard Platt (Chair), Peter Marchand (Vice-Chair), John Cooney (Secretary).

Absent excused members include Rista Malanca & Scott Eisenlohr (Alternate).

2. Agenda Review

None

3. Public Comment

None

4. Public Hearings (new)

Motion to continue PZC 25-12 by Peter Marchand, seconded by John Cooney and unanimously approved.

A. PZC-25-12 Applicant: Town of Winchester Proposal: Amendment to Zoning Regulations Article II Section 415-13(3), Article IV Section 41543 and rearrangement of section numbers to maintain alphabetical order, Article V Section 14-54, and Appendix A PO

Motion to continue, due to time constraints, PZC 25-12 at the July 28th meeting made by Peter Marchand, seconded by Charlene LaVoie and unanimously approved.

5. Public Hearings (continued)

None

6. Old Business

A. PZC-25-6 Applicant: Henry Joseph Nowik, III Location: 39 Wetmore Ave. Proposal: Convert existing single-family home to two-family home **Extension Requested to July 28**

Tabled for July 28th meeting.

7. New Business

A. PZC-25-13 Applicant: James Brandolini Location: 272 Perch Rock Tr Proposal: Special Permit Application for Fence in HL District, Section 415-13.B.3

Motion to accept PZC 25-13 made by Peter Marchand, seconded by John Cooney and unanimously approved. Public Hearing set for July 28th.

8. Other Business

A. Discussion: Fees for Third-Party Application Reviews

Language added for third-party reviews and processes; reviews to be paid for by applicants.

Motion to set Public Hearing for the second meeting, August 25th, by Peter Marchand, seconded by Charlene LaVoie and unanimously approved.

9. Approval of Minutes

A. June 23, 2025 Regular Meeting

Motion to approve the Minutes of June 23, 2025 Regular Meeting made by Peter Marchand, seconded by Adam Quagliaroli and approved. John Cooney and Charlene LaVoie abstained. +

10. Communication

11. Adjournment

Motion to adjourn at 7:20PM made by Peter Marchand, seconded by Charlene LaVoie and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski