

PLANNING AND ZONING COMMISSION
August 11, 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

Call to order at 7:00PM by Willard Platt (Chair). In attendance are Peter Marchand (Vice-Chair), John Cooney (Secretary), Rista Malanca, Scott Eisenlohr (Alternate), Adam Quagliaroli, Geoff Green (Asst Town Planner/ZEO) and Jeremy DeCarli (Interim Town Planner). Charlene LaVoie (Alternate) is absent excused.

2. Agenda Review

Resignation of newly appointed Alternate member, Matt Smith.

3. Public Comment

None

4. Public Hearings (new)

A. PZC-25-6 Applicant: Henry Joseph Nowik, III Location: 39 Wetmore Ave. Proposal: Special Permit to convert existing single-family home to two-family home

Motion to open PZC 25-6 Peter Marchand, seconded by Willard Platt and unanimously approved.

Motion to close PZC 25-6 Peter Marchand, seconded by John Cooney and unanimously approved.

5. Old Business

A. PZC-25-6 Applicant: Henry Joseph Nowik, III Location: 39 Wetmore Ave. Proposal: Special Permit to convert existing single-family home to two-family home

Motion to approve PZC 25-6 Willard Platt, seconded by Peter Marchand and unanimously approved.

6. New Business

A. PZC-25-15 Applicant: Scott Davis Location: 142 Main Street Proposal: Special Permit to construct two residential units on the first floor in a former commercial space and two residential units on the second floor for a total of four residential units

Motion to set Public Hearing for September 8th, 2025, Peter Marchand, seconded by John Cooney and unanimously approved.

7. Other Business

A. PZC-25-14 Applicant: Town of Winchester Proposal: Text Amendment to Section 415-25 to include language that allows the Commission to request technical reviews and consultations and to charge the applicant the fee of said review. Public Hearing previously scheduled for 8.25.2025

8. Approval of Minutes

A. July 28, 2025, Regular Meeting

Motion to approve the Minutes of July 28, 2025, Peter Marchand, seconded John Cooney and unanimously approved.

9. Communication

Resignation letter of Matt Smith read aloud by Chair Willard Platt.

A. OpenGov Demonstration

10. Adjournment

Motion to adjourn at 7:27PM by Adam Quagliaroli, seconded by Peter Marchand and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski