

**REGULAR MEETING
PLANNING AND ZONING COMMISSION
September 22, 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 7:00PM by Willie Platt (Chair). Members present include Peter Marchand (Vice Chair), John Cooney (Secretary), Rista Malanca, Scott Eisenlohr (Alternate), Charlene LaVoie (Alternate) and Adam Quagliaroli. Staff attendees include Jeremy DeCarli (Interim Town Planner).

2. Agenda Review

Motion Willie Platt to add a discussion, 6b, about cottage food licenses and farm carts on the side of the road, seconded by Peter Marchand and unanimously approved.

3. Public Comment

None

4. Public Hearings (cont.)

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 close (with conditions) PZC 25-15 Peter Marchand, seconded by John Cooney and unanimously approved.

5. Old 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 approve PZC 25-15 Willie Platt, seconded by Peter Marchand and unanimously approved.

6. New Business

A. CGS 8-24 Review Location: 52 White Street Proposal: Sale of Town owned property

Motion to recommend to the Board of Selectman, the sale of 52 White Street, Rista Malanca. Motion was seconded by Peter Marchand and unanimously approved. Recommendation comes with guidance to retain easements for drainage around Nani Drive.

B. Discussion on cottage food licenses and farm carts on the side of the road.

7. Other Business

None

8. Approval of Minutes

Motion to approve the Minutes of September 8, 2025 Regular Meeting Peter Marchand, seconded by Willard Platt and unanimously approved.

9. Communication

None

10. Adjournment

Motion to adjourn at 8:10PM by Peter Marchand, seconded by John Cooney and unanimously approved.

**Respectfully submitted,
Lauren Jones Dombrowski**