

Town of Winchester
PLANNING AND ZONING COMMISSION
October 27, 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 Alternates

Willie Platt (Chair) calls the meeting to order at 7:00PM. In attendance are members Charlene LaVoie (Alternate), Jan Perry (newly appointed Alternate), Peter Marchand (Vice-Chair), Scott Eisenlohr (Alternate/Seated for Rista Malanca), Jeremy DeCarli (Interim Town Planner), John Cooney (Secretary), Geoffrey Green (Asst. Town Planner/ZEO), and Adam Quagliaroli. Rista Malanca is absent excused.

2. Agenda Review

Motion to move 7a up after 5a Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

3. Public Comment

Candace Bouchard on behalf of Friends of Main Street. Farmers Market inquiry: local farms to be supported and can be done so on Main Street.

4. Public Hearings (cont.)

A. None

5. Old Business

A. None

6. New Business

A. PZC-25-16 Applicant: Elizabeth Durham Location: 93 Wetmore Ave. (Zone: TSF) Proposal: Special Permit Application for a Home Occupation (Section 415-45)

Motion to accept application PZC 25-16 and schedule Public Hearing for November 24th Peter Marchand, seconded by John Cooney and unanimously approved.

B. PZC-25-17 Applicant: Paul Mitchell Location: 161 Meadow St. (Zone: TG) Proposal: Special Permit Application for Vehicle Sales and Service, Personal (Auto-Detailing)

Motion to accept PZC 25-17 and set Public Hearing for November 24th Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

7. Other Business

* Moved up to follow item 5a

A. Discussion: Dr. Julie Luby, Superintendent of Schools, Winchester Public Schools Capacity
Potential space for new classrooms at Hinsdale and Pearson, if necessitated. Different ideas allocated for more children, and further, more classroom space. Enthusiastic about any growth the town begins to make. State funding (100%!) for Preschool and related construction is available (Or, for instance, new gymnasium space if deemed necessary and/or appropriate for Preschool aged students. Opening lines of communication between BOE and town planning. Positive steps towards growth/for growth.

B. Discussion: Meeting Schedule and Regulation Updates
Topics for slower planning, winter months.

8. Approval of Minutes

Motion to approve Minutes of September 22, 2025 Regular Meeting Willie Platt, seconded by John Cooney and unanimously approved.

9. Communication

None

10. Adjournment

Motion to adjourn at 7:45PM, Willie Platt, seconded by Peter Marchand and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski