

Town of Winchester
PLANNING AND ZONING COMMISSION
January 12, 2026 – 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 7:01PM by Willie Platt, Chair. In attendance are members of the board, Peter Marchand (Vice-Chair), John Cooney (Secretary/7:02PM), Rista Malanca, Adam Quagliaroli, Jan Perry (Alternate), Scott Eisenhlor (Alternate). Absent excused members include Charlene LaVoie (Alternate).

Staff in attendance include Jeremy DeCarli (Interim Town Planner) and Geoff Green (Asst Town Planner/ZEO).

2. Agenda Review

None

3. Election of Officers

Peter Marchand makes a motion to elect Willie Platt as Chair, seconded by Rista Malanca and unanimously approved.

Willie Platt makes a motion to elect Peter Marchand as Vice-Chair, seconded by John Cooney and unanimously approved.

Willie Platt makes a motion to elect John Cooney as Secretary, seconded by Peter Marchand and unanimously approved.

4. Public Comment

None

5. Old Business

None

6. New Business

A. PZC-25-23 Applicant: Wesley Clow Location: 179 Colebrook River Road Proposal: Excavation Renewal Special Permit (PI Zone)

Motion to accept PZC-25-23 Peter Marchand, seconded by Willie Platt and unanimously approved.
Public Hearing set for Feb 9th.

B. PZC-25-25 Applicant: George Noujaim Location: 25 Center Street Proposal: Special Permit Application - Convert existing mixed-use building to multi-family (TC Zone)

Motion to accept PZC-25-25 Willie Platt, seconded by Peter Marchand, and unanimously approved.
Public Hearing set for Feb 9th.

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7. Other Business

A. Discussion: Regulation Updates

Jeremy DeCarli leads discussions.

Update floodplain regulation; draft language ready for February meeting(s)

Family compounds “residential compounds”

Upcoming summit meeting (for staff) at the state level will come back with new verbiage and language for regulation tweaks and/or changes.

8. Approval of Minutes

Motion to approve December 8, 2025, Regular Meeting minutes Willie Platt, seconded by Peter Marchand and unanimously approved.

9. Communication

None

10. Adjournment

The meeting adjourns at 7:21; motion Willie Platt, seconded Peter Marchand and unanimously approved.

Reminder: Public Hearings Scheduled for January 26, 2026

A. PZC-25-20: Updates to Zoning Regulations – Sections 415-26, 415-38, 415-40, 415-19, 415-21, 415-55, Appendix A – Use Table

B. PZC-25-21: Updates to Subdivision Regulations – Section 400-53, Fire Suppression Requirements

C. PZC-25-22: Andrew Champagne, 342 E. Wakefield Blvd. Special Permit Application – Installation of fence in excess of 4 feet in height (Sec 415-13B(3), HL Zone)

Respectfully Submitted,

Lauren Jones Dombrowski