

Town of Winchester
PLANNING AND ZONING COMMISSION
February 9, 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 7:03PM by Willie Platt (Chair). In attendance are members of the board Peter Marchand (Vice-Chair), John Cooney (Secretary), Adam Quagliaroli, Rista Malanca, and Jan Perry (Alternate). Absent excused members include Charlene LaVoie (Alternate) and Scott Eisenlohr (Alternate).

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

2. Agenda Review

Motion to move Old Business action items (Item 5) to follow immediately after their individual Public Hearing by Peter Marchand, seconded by John Cooney and unanimously approved.

3. Public Comment (not related to agenda items)

None

4. Public Hearings

A. PZC-25-23 Applicant: Wesley Clow on behalf of Mountaintop Trucking, LLC Location: 179 Colebrook River Rd. Proposal: Special Permit for Excavation Renewal (Zone: PI)

Motion to close PZC 25-23 Willie Platt, seconded by Peter Marchand and unanimously approved.

B. PZC-25-25 Applicant: George Noujiam, Location: 25 Center St., Proposal: Special Permit application to convert mixed-use building to multi-family (Zone: TC)

Motion to close PZC 25-25 Willie Platt, seconded by Peter Marchand and unanimously approved.

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

Motion to continue PZC 25-20 at the next meeting Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

D. PZC-25-21 Applicant: Town of Winchester, Proposal: Updates to Subdivision Regulations – Section 400-53, Fire Suppression Requirements

Motion to close PZC 25-21 Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

Motion to add PZC 25-21 to “Old Business” (Item 5C) Peter Marchand, seconded by John Cooney and unanimously approved.

5. Old Business

A. PZC-25-23 Applicant: Wesley Clow on behalf of Mountaintop Trucking, LLC Location: 179 Colebrook River Rd. Proposal: Special Permit for Excavation Renewal (Zone: PI)

Motion to approve PZC 25-23 Peter Marchand, seconded by Rista Malanca and unanimously approved.

B. PZC-25-25 Applicant: George Noujiam Location: 25 Center St. Proposal: Special Permit application to convert mixed-use building to multi-family (Zone: TC)

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

C. *Motion to approve PZC 25-21 Peter Marchand, seconded by John Cooney and unanimously approved.*

6. New Business

A. CGS 8-24 Review: Review bond funding for the replacement of the Pearson School roof in accordance with CT General Statutes Section 8-24

Motion to send favorable comment to the Board of Selectmen of the bond funding for the replacement of the Pearson School roof and associated improvements by Rista Malanca, seconded by Willie Platt and unanimously approved.

B. Review Draft Flood Plain Overlay District Regulation
Discussion

C. Discuss Multiple Dwellings Regulation
Discussion

7. Other Business

March 11th training

2 Public Hearings next meeting

8. Approval of Minutes

Motion to approve the Minutes of the January 28, 2026 Special Meeting by Peter Marchand, seconded by Willie Platt and approved. John Cooney, Rista Malanca and Adam Quagliaroli abstain.

9. Communication

None

10. Adjournment

PZC

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Motion to adjourn at 8:57PM by Willie Platt, seconded by John Cooney and unanimously carried.

Respectfully submitted,
Lauren Jones Dombrowski