

Town of Winchester
PLANNING AND ZONING COMMISSION
March 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 7PM by Willie Platt (Chair). Members in attendance include Peter Marchand (Vice-Chair), John Cooney (Secretary), Adam Quagliaroli, and Scott Eisenlohr. Absent excused members include Charlene LaVoie, Rista Malanca and Jan Perry. Staff in attendance include Jeremy DeCarli (Interim Town Planner) and Geoffrey Green (Director of Land Use Department).

2. Agenda Review

Scott Eisenlohr is seated for Rista Malanca.

Motion to move item 5A to follow 4B by Peter Marchand, seconded by John Cooney and unanimously approved.

3. Public Comment (not related to agenda items)

None

4. Public Hearings

A. PZC-26-1 Applicant: Ashley Holm Location: 309 Colebrook Road Proposal: Special Permit for Home Occupation (Cottage Food Operation) (Zone: RR)

Ashley Holm represents herself; location is 309 Colebrook River and bank is Northwest Community Bank.

Motion to close PZC 26-1 Willie Platt, seconded by Peter Marchand and unanimously approved.

B. PZC-26-2 Applicant: Paul Selnau

On behalf of Batcheller Apartments Location: 179 Pratt Street Proposal: Modification to existing Special Permit for Affordable Housing (Zone: TSF)

Paul Selnau via Zoom, presents.

Dierdre DiCara speaks on behalf of the project.

Motion to close public hearing by Peter Marchand, seconded by Willie Platt 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 close PZC-25-20 by Willie Platt, seconded by Peter Marchand and unanimously approved.

5. Old Business

A. PZC-26-1 Applicant: Ashley Holm Location: 309 Colebrook Road Proposal: Special Permit for Home Occupation (Cottage Food Operation) (Zone: RR)

Motion to approve PZC 26-1 by Willie Platt, seconded by Peter Marchand and unanimously approved.

B. PZC-26-2 Applicant: Paul Selnau on behalf of Batcheller Apartments Location: 179 Pratt Street Proposal: Modification to existing Special Permit for Affordable Housing (Zone: TSF)

Motion to accept, upon conditions, PZC 26-2 by Peter Marchand, seconded by Willie Platt 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 accept PZC 25-20 by Willie Platt, seconded by Peter Marchand and unanimously approved.

6. New Business

A. PZC-26-3 Applicant: Roxanne O’Neill Location: 150 Ashley Road Proposal: Special Permit for Home Occupation (Cottage Food Operation) (Zone: RR)

Motion to accept application PZC 26-3 and set a Public Hearing for April 13th by Peter Marchand, seconded by John Cooney and unanimously approved.

7. Other Business

8. Approval of Minutes

Motion to approve the Minutes of the February 9th, 2026 Regular Meeting by Willie Platt, seconded by Peter Marchand and approved. Scott Eisenlohr abstains.

9. Communication

None

10. Adjournment

Motion to adjourn at 8:10PM by Peter Marchand seconded by Willie Platt and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski