

**Town of Winchester**  
**PLANNING AND ZONING COMMISSION**  
**April 27, 2026 – 7:00 PM**  
**Town of Winchester Town Hall**  
**338 Main Street – 2<sup>nd</sup> 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). Also in attendance are board members Peter Marchand (Vice-Chair), Charlene LaVoie (Seated for John Cooney/Alternate), Adam Quagliaroli, Rista Malanca, Scott Eisenlohr (Alternate), and Jan Perry (Alternate). John Cooney is absent excused. Staff in attendance include Geoffrey Green (Director of Land Use and Development) and Jeremy DeCarli (Consulting Town Planner).

**2. Agenda Review**

***Willie Platt makes a motion to add 6A (New Business), seconded by Peter Marchand and unanimously approved.***

**3. Public Comment (not related to agenda items)**

Rista Malanca (Lovely Street)

**4. Public Hearings**

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

***Motion to open PZC 26-3 by Williard Platt, seconded by Peter Marchand and unanimously approved.***

***Motion to close Willie Platt, seconded by Peter Marchand and unanimously approved.***

B. PZC-26-6 Applicant: Alexander Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd. (Zone: RR) Proposal: Special Permit for Commercial Recreation

***Motion to continue PZC 26-6 on May 4<sup>th</sup> at a Special Meeting by Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.***

**5. Old Business**

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

***Motion to accept PZC 26-3 Rista Malanca, seconded by Willie Platt and unanimously approved.***

***Motion to approve Adam Quagliaroli, seconded by Rista Malanca and unanimously approved.***

B. PZC-26-6 Applicant: Alexander Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd. (Zone: RR) Proposal: Special Permit for Commercial Recreation

***Motion to continue Public Hearing PZC 26-6 at the Special Meeting on May 4<sup>th</sup> by Rista Malanca, seconded by Scott Eisenlohr and unanimously approved.***

**6. New Business**

Regulation Updates Related to Special Session Public Act 25-1

**7. Other Business**

**8. Approval of Minutes**

***Motion to approve Minutes from the April 13, 2026, Regular Meeting by Peter Marchand, seconded by Charlene LaVoie and unanimously approved.***

**9. Communication x**

Tain Street PROMISE Program

**10. Adjournment**

***Motion to adjourn at 9:30PM, Rista Malanca, seconded by Charlene LaVoie and unanimously approved.***

**Future Public Hearings: May 18, 2026:**

**A. PZC-26-5** Applicant: Wesley Clow on behalf of Winsted Road Realty, LLC Location: 0 Torrington Rd (Map 45/Block 158/Map 049-1) (Zone: TG) Proposal: Special Permit for Earth Excavation.

Respectfully Submitted,  
Lauren Jones Dombrowski