

Town of Winchester
PLANNING AND ZONING COMMISSION
May 18, 2026 – 7:00 PM
Town of Winchester
Town Hall 338 Main Street – 2nd Floor – Lee Anne LaClair Room
SPECIAL MEETING
MINUTES

1. Call to order, Roll Call, Seating of Alternates

The meeting is called to order at 7:00PM by Willie Platt (Chair). In attendance are members Peter Marchand (Vice-Chair), John Cooney (Secretary), Jan Perry (Alternate/Seated), Charlene LaVoie (Alternate/Seated). Absent excused members include Rista Malanca, Scott Eisenlohr (Alternate) and Adam Quagliaroli.

2. Agenda Review

Item 7A removed.

3. Public Comment (not related to agenda items)

Charlene LaVoie expressed extreme concern over sale of The Gilson. Disappointed in the choice of business going forward; plans for an indoor soccer venue in one of Winsted's most beloved spaces. Town needs to/should have made a better choice.

4. Public Hearings (continued)

- A.** PZC 26-6, Applicant Alex Fortuna on behalf of the Forsaken Lands, Location: 32 Norfolk Road,
Proposal: Special Permit for Commercial Recreation
Continued to June 8th per applicant's request.

5. Public Hearings (new)

- A.** PZC 26-5, Applicant Wesley Clow on behalf of Winsted Road Realty, LLC, Location: 0 Torrington Road,
Proposal: Special Permit for Earth Excavation
Motion to continue PZC 26-5 by Peter Marchand, seconded by Charlene LaVoie and unanimously approved.
Continued until June 8th.

6. Old Business

- A.** PZC 26-5, Applicant Wesley Clow on behalf of Winsted Road Realty, LLC, Location: 0 Torrington Road,
Proposal: Special Permit for Earth Excavation
Continued until June 8th.

7. New Business

- A. PZC 26-8
Removed from Agenda.

8. Other Business

- A. Discussion regarding updates to zoning regulations related to Special Session Public Act 25-1.
- B. Review Route 8 Corridor Enterprise Zone
Jeremy reviews/discussion.
Push through to COG for approval.

9. Approval of Minutes

- A. ***Motion to approve the Minutes of the April 24, 2026, Regular Meeting by Willie Platt, seconded by Peter Marchand and unanimously approved.***
- B. ***Motion to approve the Minutes of the May 4, 2026, Special Meeting by Willie Platt, seconded by Peter Marchand and unanimously approved.***

10. Communication

Marina at Highland Lake issues. 7 separate parcels, under different LLC's with the same ownership need to be addressed; Marina regulation needs to be "cleaned-up" and all parcels need proper permitting approval. Jeremy will work on terminology for next meeting.

11. Adjournment

Motion to adjourn at 8:25PM by Jan Perry, seconded by Charlene LaVoie and unanimously approved.

Future Public Hearings

June 8, 2026, PZC 26-7, Applicant: Paul Jaworski, Location: 133 Holabird Avenue (Zone: TCR),
Proposal: Special Permit for Home Occupation.

Respectfully Submitted,
Lauren Jones Dombrowski