

Town of Winchester
PLANNING AND ZONING COMMISSION
June 22, 2026 – 7:00 PM
Town of Winchester Town Hall
338 Main Street – 2nd Floor – Francis P. 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). Members present include Peter Marchand (Vice-Chair), John Cooney (Secretary), Adam Quagliaroli, Rista Malanca, Charlene LaVoie (Alternate). Scott Eisenlohr (Alternate) is absent excused. Jan Perry (Alternate) has resigned.

2. Agenda Review

None

3. Public Comment (not related to agenda items)

None

4. Public Hearings (continued)

A. PZC-26-6 Applicant: Alex Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd Proposal: Special Permit for Commercial Recreation
Public Commentor Tyler Asbury (233 Colebrook Road)

Motion to re-open PZC 26-6 Willie Platt, seconded by Peter Marchand and unanimously approved.
Motion to close PZC 26-6 Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

5. Public Hearings (new)

A. PZC-26-10 Applicant: Winchester PZC Location: Zoning Regulations Proposal: Amendments to Current Sections 415-19, 415-48, 415-55, and Appendix A – Use Table; Creating New Section 415-15, 415-49; Renumbering all Sections as Necessary.

Motion to close PZC 26-10 Peter Marchand, seconded by Rista Malanca and approved. Adam Quagliaroli abstains.

B. PZC-26-11 Applicant: Winchester PZC Location: Zoning Map Proposal: Creation of Conservation and Traffic Mitigation Overlay Zones Per SS PA 25-1

Motion to close PZC 26-11 Willie Platt, seconded by Peter Marchand and unanimously approved.

6. Old Business

A. PZC-26-6 Applicant: Alex Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd Proposal: Special Permit for Commercial Recreation

Motion to continue PZC 26-6 at the next meeting Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

B. PZC-26-8 Applicant: Yield Properties Location: 112 Standard Avenue (Zone: TG) Proposal: Site Plan Modification for Landscaping/Construction Yard

Peter Marchand makes a motion to move this item up to follow 4a, seconded by John Cooney and unanimously approved.

Motion to approve PZC 26-8 Rista Malanca, seconded by John Cooney and unanimously approved.

C. PZC-26-10 Applicant: Winchester PZC Location: Zoning Regulations Proposal: Amendments to Current Sections 415-19, 415-48, 415-55, and Appendix A – Use Table; Creating New Section 415-15, 415-49; Renumbering all Sections as Necessary.

Motion to approve PZC 26-10 Peter Marchand, seconded by John Cooney and approved, effective July 1, 2026. Adam Quagliaroli abstains.

D. PZC-26-11 Applicant: Winchester PZC Location: Zoning Map Proposal: Creation of Conservation and Traffic Mitigation Overlay Zones Per SS PA 25-1

Motion to approve PZC 26-11 Peter Marchand, seconded by Rista Malanca and unanimously approved.

7. New Business

None

8. Other Business

A. Discussion: Marina Related Regulations

9. Approval of Minutes

Motion to approve the Minutes of the June 8, 2026 Regular Meeting, Peter Marchand, seconded by John Cooney and approved. Adam Quagliaroli abstained.

10. Communication

None

11. Adjournment

Motion to adjourn at 9:40PM Willie Platt, seconded by Peter Marchand and unanimously approved.

Future Public Hearings: July 13, 2026

- A. PZC-26-9 Applicant: VPA Construction Location: 124 Rockwell St. (Zone: TCR) Proposal: Special Permit
for Two-Family Home
- B. PZC-26-13 Applicant: Eric Swenson (The Hitchcock Chair Company) Location: 144 Rowley St (Zone:
TG) Proposal: Light Manufacturing
- C. PZC-26-14 Applicant: Sandra Ursone Location: 208 Perch Rock Rd (Zone: HL) Proposal: Special Permit
for Fence

Respectfully Submitted,
Lauren Jones Dombrowski