

Town of Winchester
PLANNING AND ZONING COMMISSION
July 13, 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), Adam Quagliaroli, Charlene LaVoie (Alternate), Adam Quagliaroli, John Cooney (Secretary), Scott Eisenlohr (7:05PM, Alternate). Rista Malanca is absent excused.

2. Agenda Review

Enforcement reports provided to the commission, per request.

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

None

4. Public Hearings *(new)*

A. [PZC-26-9](#)

Applicant: VPA Construction

Location: 124 Rockwell St. (Zone: TCR)

Proposal: Special Permit for Two-Family Home

Motion to open PZC 26-9 Willie Platt, seconded by Peter Marchand and unanimously approved.

Motion to close PZC 26-9 Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

B. [PZC-26-13](#)

Applicant: Eric Swenson (The Hitchcock Chair Company)

Location: 144 Rowley St (Zone: TG)

Proposal: Light Manufacturing

Motion to open PZC 26-13 Willie Platt, seconded by Peter Marchand and unanimously approved.

Motion to close PZC 26-13 Peter Marchand, seconded by Charlene LaVoie and unanimously approved.

C. [PZC-26-14](#)

Applicant: Sandra Ursone

Location: 208 Perch Rock Rd (Zone: HL)

Proposal: Special Permit for Fence

Motion to open and continue until July 27th, PZC 26-14 by Peter Marchand, seconded by Willie Platt and unanimously approved.

5. Old Business

A. [PZC-26-6](#)

Applicant

Location: 32 Norfolk Rd (Zone: RR)

Proposal: Special Permit for Commercial Recreation

Motion to approve PZC 26-6, with amendments, by Peter Marchand, seconded by Adam Quagliaroli and unanimously approved.

B. [PZC-26-9](#)

Applicant: VPA Construction

Location: 124 Rockwell St. (Zone: TCR)

Proposal: Special Permit for Two-Family Home

Motion to approve, as amended, PZC 26-9 Peter Marchand, seconded by John Cooney and unanimously approved.

C. [PZC-26-13](#)

Applicant: Eric Swenson (The Hitchcock Chair Company)

Location: 144 Rowley St (Zone: TG)

Proposal: Light Manufacturing

Motion to approve as amended 26-13 Willie Platt, seconded by Charlene LaVoie and unanimously approved.

D. [PZC-26-14](#)

Applicant: Sandra Ursone

Location: 208 Perch Rock Rd (Zone: HL)

Proposal: Special Permit for Fence 1

Continued until July 27th meeting.

6. **New Business**

A. [PZC-26-16](#)

Applicant: Mustafa Jamal

Location: 115 Main Street (Zone: TC)

Proposal: Site Plan Application for Retail, Grocery, Small-Format

Motion to approve PZC 26-16 Peter Marchand, seconded by Charlene LaVoie and unanimously approved.

7. **Other Business**

A. Discussion: Marina Related Regulations

8. **Approval of Minutes**

Motion to approve the Minutes of the June 22, 2026, Regular Meeting Peter Marchand, seconded by John Cooney and unanimously approved.

9. **Communication**

10. **Adjournment**

Motion to adjourn at 8:20PM by Willie Platt, seconded by John Cooney and unanimously approved.

Future Public Hearings:

July 27, 2026

A. [PZC-26-12](#)

Applicant: Peter Alcantra

Location: 191 Spencer Hill Rd. (Zone: RR)

Proposal: Home Occupation – Landscaping Administrative Office

August 10, 2026

B. [PZC-26-15](#)

Applicant: Martin J. Connor on behalf of Albert & Melissa Landry

Location: Section 415-42A [New] and Use Table

Proposal: Text Amendment to allow Wood Processing as a SUP in RR Zone

Respectfully submitted,

Lauren Jones Dombrowski