

Town of Winchester
PLANNING AND ZONING COMMISSION
June 8, 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

Call to order at 7PM by Willie Platt (Chair). Members in attendance include Peter Marchand (Vice-Chair), Rista Malanca, Scott Eisenlohr (Alternate/Seated) and Jan Perry (Alternate/Seated). Absent excused members include John Cooney (Secretary), Adam Qualgarioli, and Charlene LaVoie (Alternate).

2. Agenda Review

Willie Platt makes corrections pertaining to item 6B: continuance until June 22nd, NOT June 8th.

3. Public Comment (not related to agenda items)

4. Public Hearings (continued)

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

Motion to approve PZC 26-5 Peter Marchand, seconded by Scott Eisenlohr and unanimously approved.

Public Commenter: Jen Perga, on behalf of Winchester Land Trust.

B. PZC-26-6 Applicant: Alex Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd Proposal: Special Permit for Commercial Recreation ***Continued to June 22*** per applicant's request

5. Public Hearings (new)

A. PZC-26-7 Applicant: Paula Jaworski Location: 133 Holabird Ave. (Zone: TCR) Proposal: Special Permit for Home Occupation

Motion to close PZC 26-7 Willie Platt, seconded by Peter Marchand and unanimously approved.

6. Old Business

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

Motion to approve, upon conditions, PZC 26-5 Peter Marchand, seconded by Rista Malanca and unanimously approved.

B. PZC-26-6 Applicant: Alex Fortuna on behalf of The Forsaken Lands Location: 32 Norfolk Rd Proposal: Special Permit for Commercial Recreation ***Continued to June 22nd*** per applicant's request.

C. PZC-26-7 Applicant: Paula Jaworski Location: 133 Holabird Ave. (Zone: TCR) Proposal: Special permit for home occupation.

Motion to approve PZC 26-7 Willie Platt, seconded by Peter Marchand and unanimously approved.

7. New Business

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

Continued to June 22nd meeting.

8. Other Business

A. Discussion: Marina Related Regulations

9. Approval of Minutes

Motion to approve the Minutes of May 18, 2026, with corrections below, by Peter Marchand, seconded by Willie Platt and unanimously approved. Correction: Charlene LaVoie public comment more accurately stated as follows: “Charlene LaVoie expresses disappointment over the sale of The Gilson Theater and the type of business moving into the prominent Main Street space. Over the 5 years that the theater was on the market for sale, the Town should have made an effort to help the owner/seller market the business to an appropriate buyer using town resources such as Economic Development Commission and the Town Manager’s Office. It’s a significant loss to our downtown revitalization efforts.

10. Communication

None

11. Adjournment

Motion to adjourn at 8:19PM by Willie Platt, seconded by Scott Eisenhlor and unanimously approved.

Future Public Hearings: June 22, 2026

A. PZC-26-9 Applicant: VPA Construction Location: 124 Rockwell St. (Zone: TCR) Proposal: Special Permit for Two-Family Home

B. 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.

C. PZC-26-11 Applicant: Winchester PZC Location: Zoning Map Proposal: Creation of Conservation and Traffic Mitigation Overlay Zones Per SS PA 25-1ial Permit for Home Occupation

Respectfully submitted,
Lauren Jones Dombrowski