

Town of Winchester  
PLANNING AND ZONING COMMISSION  
July 27, 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 7PM by Willie Platt (Chair). Members present include Peter Marchand (Vice-Chair), John Cooney (Secretary), Rista Malanca, Charlene LaVoie (Alternate), Scott Eisenlohr (Alternate/Seated/Voting Rights tonight for Adam Quagliaroli). Adam Quagliaroli is absent excused.

**2. Agenda Review**

Bar Grant participation- looking for volunteers. (Charlene, Rista, Willie, Peter)

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

John/Jack Herman (800 East Wakefield Blvd) speaks on short-term rentals.

**4. Public Hearings (new)**

A. PZC-26-12

Applicant: Peter Alcantra

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

Proposal: Home Occupation – Landscaping Administrative Office

***Motion to close PZC 26-12 by Peter Marchand, seconded by John Cooney and unanimously approved.***

**5. Public Hearings (continued)**

A. PZC-26-14

Applicant: Sandra Ursone

Location: 208 Perch Rock Rd (Zone: HL)

Proposal: Special Permit for Fence

***Motion to close PZC 26-14 by Willie Platt, seconded by Peter Marchand and unanimously approved.***

**6. Old Business**

A. PZC-26-14

Applicant: Sandra Ursone

Location: 208 Perch Rock Rd (Zone: HL)

Proposal: Special Permit for Fence

***Motion to approve PZC 26-14 by Peter Marchand, seconded by John Cooney and unanimously approved.***

B. PZC-26-12

Applicant: Peter Alcantra

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

Proposal: Home Occupation – Landscaping Administrative Office

***Motion to approve PZC 26-12 by Scott Eisenlohr, seconded by John Cooney and unanimously approved.***

## **7. New Business**

None

## **8. Other Business**

A. Discussion: Marina Related Regulations

Discussion of the creation of Marina Regulations in Winchester.

## **9. Approval of Minutes**

***Motion to approve the Minutes of the July 13, 2026 Regular Meeting by Peter Marchand, seconded by John Cooney and unanimously approved.***

## **10. Communication**

None

## **11. Adjournment**

***Motion to adjourn at 7:57PM by Rista Malanca seconded by John Cooney and unanimously approved.***

**Future Public Hearings:**

**August 10, 2026**

**A. 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