

Town of Winchester
PLANNING AND ZONING COMMISSION
August 10, 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 Chairman Willard Platt. Members also in attendance include Peter Marchand (Vice Chair), John Cooney (Secretary), Adam Quagliaroli, Rista Malanca (Absent Excused), Charlene LaVoie (Alternate) and Scott Eisenlohr (Alternate, Seated). Staff members in attendance include Jeremy Decarli and Geoff Green.

2. Agenda Review

None

3. Public Comment (not related to agenda items)

None

4. Public Hearings (new)

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

Pubic Commentors: Don McCurdy (11 Birdsall Street), Eric Hannon (142 Laurel Way), Al Landry (Property Owner)

Motion to continue PZC 26-15 to September 14th by Peter Marchand, seconded by John Cooney and unanimously approved.

5. Old Business

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Continued to Sept 14th.

6. New Business

None

7. Other Business

A. Discussion: Marina Related Regulations

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Public Hearing set for Sept. 14th.

B. Discussion: 20 Foot Setback Requirement at Highland Lake

To allow or to not allow? Cleaning up of language on regulations; to be continued at future meetings.

8. Approval of Minutes

Motion to approve the Minutes of the July 27, 2026 Regular Meeting by Peter Marchand, seconded by John Cooney and approved. Adam Quagliaroli abstained from the vote.

9. Communication

Forsaken Lands approval has been appealed by opposing neighbors. Court case paperwork has been provided to the town.

Owners of 728, 729A West Wakefield Blvd are here to ask questions of the board; seeking guidance from the board on deck/pergola placement. Would this be considered a structure or furniture? Advice from the board is to take these questions to ZBA for appropriate guidance.

10. Adjournment

Motion to adjourn at 8:23PM Williard Platt, seconded by Scott Eisenlohr and unanimously approved.

Future Public Hearings:
None Scheduled

Respectfully Submitted,
Lauren Jones Dombrowski