

Town of Winchester
PLANNING AND ZONING COMMISSION
August 24, 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 Alternates

The meeting is called to order at 7PM by Willie Platt, Chair. Members in attendance include Peter Marchand (Vice-Chair), Scott Eisenlohr (Alternate), Rista Malanca, Charlene LaVoie (Alternate/Seated), and Adam Quagliaroli. John Cooney (Secretary) is absent excused. Staff in attendance include Jeremy Decarli and Geoffrey Green.

2. Agenda Review

PZC 26-19 should be 107 East Lake Street, *not* 109.

3. Public Comment (not related to agenda items)

Aaron Steeves, 261 Tarringford Street

4. Public Hearings (cont.)

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

Continued to September 14 per applicants' request. This item will not be discussed.

5. Old Business

None

6. New Business

A. PZC-26-20

Applicant: Ann Bowen

Location: 48 Center St. (Zone: TC)

Proposal: Summary Review – Middle Housing: Convert mixed-use to two residential units.

Motion to approve PZC 26-20 Willie Platt, seconded by Rista Malanca and unanimously approved.

7. Other Business

A. Discussion: Marina Related Regulations

B. Discussion: Commercial Type Uses in RR Zone

Public Hearing to be held Sept 28th to finalize regulations.

8. Approval of Minutes

PZC

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Motion to approve the Minutes of August 10, 2026 Regular Meeting Peter Marchand, seconded by Charlene LaVoie. Rista Malanca abstains and the vote carried.

9. Communication

None

10. Adjournment

Motion to adjourn at 7:51 Willie Platt, seconded by Adam Quagliaroli and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski

Future Public Hearings:

September 14, 2026

A. PZC-26-19

Applicant: Deborah Addy

Location: 109 W. Wakefield Blvd. (Zone: HL)

Proposal: Special Permit for Cottage Food License

B. PZC-26-21

Applicant: Paul Selnau on behalf of Winsted Health Center, Inc.

Location: 115 Spencer St

Proposal: Modification to Existing Special Permit for Affordable Housing