

Town of Winchester
PLANNING AND ZONING COMMISSION
September 14, 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 Chair, Willie Platt. Members in attendance include Peter Marchand (Vice Chair), John Cooney (7:03PM Secretary), Adam Quagliaroli, Rista Malanca (Absent Excused), Charlene LaVoie (Alternate/Absent Excused), Scott Eisenlohr (Alternate/Seated) and newly appointed Christopher Sandford (Alternate). Staff in attendance include Jeremy DeCarli and Geoffrey Green.

2. Agenda Review

Motion to move item 6b under 5a Willie Platt, seconded by Peter Marchand and unanimously approved.

3. Public Comment (not related to agenda items)

None

4. Public Hearings (cont.)

A. PZC-26-15

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

Location: Section 415-41.1 [New] and Use Table

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

Motion to continue to September 28th Peter Marchand, seconded by Scott Eisenlohr and unanimously approved.

5. Public Hearings (new)

A. PZC-26-19 ***Willie Platt recuses himself for items 5a and 6b. Chris Sanford is seated for Willie Platt, for these two items, only.**

Applicant: Deborah Addy

Location: 107 W. Wakefield Blvd. (Zone: HL)

Proposal: Special Permit for Cottage Food License

Motion to close PZC 26-19 Peter Marchand, seconded by John Cooney and unanimously approved.

B. PZC-26-21

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

Location: 115 Spencer St. (Zone: TG)

Proposal: Modification to Existing Special Permit for Affordable Housing

Motion to close PZC 26-21 Willie Platt, seconded by Peter Marchand and unanimously approved.

6. Old Business

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

B. PZC-26-19

Applicant: Deborah Addy

Location: 107 W. Wakefield Blvd. (Zone: HL)

Proposal: Special Permit for Home Occupation for operation of a Cottage Food Business

Motion to approve PZC 26-19 Peter Marchand, seconded by Scott Eisenlohr and unanimously approved.

C. PZC-26-21

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

Location: 115 Spencer St. (Zone: TG)

Proposal: Modification to Existing Special Permit for Affordable Housing

Motion to approve PZC 26-21 Peter Marchand, seconded by John Cooney and unanimously approved for concept and unit count only.

7. New Business

None

8. Other Business

A. C.G.S. 8-24 Review: Easement to Eversource Gas across Town Property at 3 Meadow Street

Motion to recommend that the Board of Selectman "8-24 referral", 3 Meadow Street by Willie Platt, seconded by Peter Marchand and unanimously approved.

B. Discussion: Commercial Type Uses in RR Zone

Leave on agenda.

9. Approval of Minutes

Motion to approve the Minutes of the August 24, 2026 Regular Meeting by Willie Platt, seconded by Peter Marchand and unanimously approved.

10. Communication

None

11. Adjournment

Motion to adjourn at 9:01PM by Adam Quagliaroli, seconded by John Cooney and unanimously approved.

Future Public Hearings:

September 28, 2026

A. PZC-26-23

Applicant: Jeremy DeCarli on behalf of Town of Winchester

Proposal: Text Amendment to Section 415-55, Definitions (adding definitions related to Marina uses) and

Appendix A-Use Table (Adding uses in HLB and TC Zones)