



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
September 12, 2022 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

Chairman George Closson called the meeting to order at 7:00PM.

Mr. Closson noted that the following individuals were present: John Cooney, Peter Marchand, Willy Platt, Alternates Troy Lamere, Charlene LaVoie, and Feliks Viner.

Craig Sanden was absent excused. Mr. Lamere was seated in his stead.

2. PUBLIC COMMENT:

No comment was received.

3. AGENDA REVIEW:

MOTION: Mr. Marchand, Mr. Cooney second, to include *PZC#22-11 Special Permit Applicant: Palm Coast Capital, LLC Owner: Ledgebrook, LLC Location: New Hartford Road (Map 34, Block 158, Lot 001E-2) Proposal: Retail, Large Shop with Storage Business, Outdoor Limited as Accessory Use under New Business*; unanimously approved.

MOTION: Mr. Closson, Mr. Marchand second, to add *Winchester Land Trust Acquisition of Cannavo Property on Pratt Street under Other Business*; unanimously approved.

4. PUBLIC HEARINGS:

A. PZC#22-08 – Special Permit Applicant/Owner: Sherwood Dawson Location: 538 West Wakefield Boulevard (Map 038, Block 115, Lot 006) Proposal: Reconstruct Dwelling and Add Stairs, Retailing Walls, & Grading on Slope in Excess of 15% as per Section III.D.5.

The public hearing was continued to the September 26, 2022 regular meeting.

B. PZC#22-09 – Special Permit Applicant/Owner: Sherwood Dawson Location: West Wakefield Boulevard (Map 038, Block 115, Lot 003B) Proposal: Temporary Access for Well on Slope in Excess of 15% as per Section III.D.5.

and Associated Site Work Construction.

The public hearing was continued to the September 26, 2022 regular meeting.

5. OLD BUSINESS:

A. PZC#22-08 – Special Permit Applicant/Owner: Sherwood Dawson Location: 538 West Wakefield Boulevard (Map 038, Block 115, Lot 006) Proposal: Reconstruct Dwelling and Add Stairs, Retailing Walls, & Grading on Slope in Excess of 15% as per Section III.D.5.

No business discussed.

B. PZC#22-09 – Special Permit Applicant/Owner: Sherwood Dawson Location: West Wakefield Boulevard (Map 038, Block 115, Lot 003B) Proposal: Temporary Access for Well on Slope in Excess of 15% as per Section III.D.5.

and Associated Site Work Construction.

No business discussed.

6. NEW BUSINESS:

A. PZC#22-10 – Special Permit Applicant: The Shift Master, LLC Owner: New Endeavors of Wolcott, LLC Location: 154 Torrington Road Proposal: Vehicle Sales and Service, Personal: One-Stop Automotive Performance Shop.

Mr. Closson noted the survey was over 40 years old. The consensus of the commission was that the plan ought to be updated prior to the public hearing.

MOTION: Mr. Marchand, Mr. Cooney second, to accept Application PZC#22-10 – Special Permit Applicant: The Shift Master, LLC Owner: New Endeavors of Wolcott, LLC Location: 154 Torrington Road Proposal: Vehicle Sales and Service, Personal: One-Stop Automotive Performance Shop and to schedule a public hearing for September 26, 2022; unanimously approved.

B. PZC#22-11 Special Permit Applicant: Palm Coast Capital, LLC Owner: Ledgebrook, LLC Location: New Hartford Road (Map 34, Block 158, Lot 001E-2) Proposal: Retail, Large Shop with Storage Business, Outdoor Limited as Accessory Use.

MOTION: Mr. Marchand, Mr. Platt second, to accept Application PZC#22-11 Special Permit Applicant: Palm Coast Capital, LLC Owner: Ledgebrook, LLC Location: New Hartford Road (Map 34, Block 158, Lot 001E-2) Proposal: Retail, Large Shop with Storage Business, Outdoor Limited as Accessory Use and to schedule a public hearing for September 26, 2022; unanimously approved.

7. OTHER BUSINESS:

A. Public Information Meeting on Draft of Affordable Housing Plan.

It was noted that a request had been received to continue the discussion on the draft to the September 26th regular meeting. Staff reported her understanding from Planning Consultant Jocelyn Ayer that the request from the Housing Steering Committee has shifted away from the initial one asking that it be appended to the Plan of Conservation and Development.

B. Discussion on Proposed Text Amendments to Zoning Regulations.

Mr. Closson reminded the commission that some of the points recently discussed for text amendments included free standing parking lots (not associated with a principal building), parking for cannabis, slope regulations, bonding on projects for steep slope, and driveway approvals.

Mr. Closson suggested forming a three-person subcommittee of the commission to discuss and review proposed changes. He polled commissioners for their interest in joining this subcommittee. Mr. Marchand, Mr. Cooney, and Ms. LaVoie agreed to join Mr. Sanden for this purpose. It was noted the subcommittee would convene the first week of October.

C. Winchester Land Trust Acquisition of Cannavo Property on Pratt Street.

Winchester Land Trust President Jen Perga distributed maps of the subject parcel. Referring to the handout, Ms. Perga noted that the properties already preserved by the Highland Lake Watershed Association were depicted in green, properties that were wooded and owned by the Town of Winchester were depicted in orange, and the property being sought to purchase was depicted in purple. Ms. Perga noted that access to the subject site can be gained opposite the Batchellor School. She reported that a trail would begin at that point and go along the back of the property and wind through to Alpha Avenue. Mr. Closson questioned whether the parcel was currently wooded. Ms. Perga confirmed.

Ms. Perga indicated the acquisition would not include the spring, reporting that there was a separate lot for the spring. She noted the parcel connected to both Pratt Street and Alpha Avenue.

Mr. Closson questioned how and why the Winchester Land Trust was interested in this acquisition. Ms. Perga explained that she had been approached by the Cannavo family, noting that while this deal did not include the

spring, she understood their intention to maintain the spring for the local residents. Ms. Perga opined that Section 6-2 of the Plan of Conservation and Development referenced the importance of protecting the town's water bodies. Ms. Perga shared anecdotes from her own experiences of the many people who utilize the spring water for many various uses. She explained that the Winchester Land Trust was seeking a letter of support from this commission for their grant application. A draft of the letter was read aloud.

MOTION: Mr. Closson, Mr. Marchand second, to sign the draft letter; unanimously approved.

8. APPROVAL OF MINUTES – August 22, 2022:

MOTION: Mr. Marchand, Mr. Cooney second, to approve the August 22, 2022 minutes; unanimously approved.

9. COMMUNICATIONS:

It was noted that the commission had been provided with a zoning enforcement update from Enforcement Agent Michael Stankov, dated September 12, 2022. A previous enforcement report, dated August 2, 2022, was also provided to the commission for reference purposes, according to staff.

Mr. Closson requested the commission review the report(s) and discuss them at the second September meeting.

Mr. Marchand noted that while erosion controls had been addressed at the Platt Hill Road solar farm, there were still outstanding items to be addressed. Mr. Lamere questioned the enforcement action on 178-180 Rowley Street in terms of requiring them to pave a grandfathered parking lot. Staff reported that property having received a Special Permit in 2015 for a mixed-use with retail and storage as accessory. There was supposed to be a storage building constructed where the U-Haul trucks currently park along with a paved parking lot, according to staff.

10. STAFF REPORT:

Mr. Marchand questioned the lack of a dumpster enclosure at 787 Main Street, the lack of shrubs, and the other required items that were required as part of the site plan approval from several years ago.

Staff reported Tom Hagarty having received a zoning permit for his new *JT's Café*, to occupy the space formerly home to *The Winning Ticket*. Staff noted that this commission ought to expect to see an application for 32 Lake Street (the Brewery) soon as they seek to expand as part of their new Phase II and an axe-throwing business to occupy space next to that. Additionally, staff reported a building permit having been received from the new owner of the former Capital Products building. The building permit was to remove all of the windows as they work on the sills for them, according to staff. It was reported that the developer was advised that the Building Code requires them to secure the space by filling the voids with plywood until the glass is replaced and that the owner understood this.

As resident David LaPointe of 11 Hillside Avenue signaled a request to provide public comment, Mr. Closson invited him to address the commission. Mr. LaPointe shared his concerns with recreational cannabis, requesting that the matter be brought before the voters in town. Additionally, Mr. LaPointe shared his concern for enforcement actions brought against Nichols Sporting Goods, speaking in favor of the business.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Cooney second, to adjourn; unanimously approved. The Commission adjourned at 7:45PM.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**