



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
August 8, 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, Alternates Troy Lamere, Charlene LaVoie, and Feliks Viner.

Craig Sanden and Will Platt were absent excused. Mr. LaMere and Mr. Viner were seated in their stead.

2. PUBLIC COMMENT:

No comment was received.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. OTHER BUSINESS:

None.

5. 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.

Professional Engineer George Cotter, accompanied by consulting Planner Martin Connors, appeared before the commission regarding this application. As with the July 25, 2022 public hearing, the following application, PZC#22-09, was considered simultaneously with this application as the development activity is connected and shares a common owner.

Mr. Closson read aloud a communication from Department of Public Works Director Jim Rollins to the Planning Department dated August 8, 2022. Mr. Rollins' review comments noted that the existing slope averages about 25% from the edge of the road to the proposed well location, that there are parts of the existing slope that currently exceed 50% slope, and that a more detailed construction sequence was needed with details on each step of the project confirming the erosion control both during and after construction. He also suggested that as the revised plan has significantly more disturbance than the earlier version, the permanent stabilization will be even more prone to failure. Additionally, Mr. Rollins, in his memorandum, suggested a letter confirming that the proposed plan as feasible be obtained from the well driller. Mr. Rollins reminded the commission that the steepest slopes are part of the Town's road, cautioning that after construction, the Town will become responsible to maintain this disturbed slope. He thought it would be done so with a trench that will most likely intercept the seasonal high ground water level, which would likely create an icy road situation in the winter. Mr. Rollins opined that that property was not appropriate for the proposed development and recommended this commission deny the application as presented.

Staff noted a memorandum had been provided to Mr. Closson from Zoning Enforcement Officer Michael Stankov dated August 5, 2022 as well as an email from Mr. Stankov to Mr. Cotter and Mr. Dawson. Mr. Marchand read aloud them. Ms. LaVoie pointed out the determination made by Mr. Stankov, in his role as wetlands agent, that the modified plan required a return visit to the Inland Wetlands and Watercourses Commission for approval.

Mr. Cotter reported that the 2014 variance granted approval for the wall on the lake property. Mr. Marchand pointed out that the review comments were mostly addressing the property that is proposed for the well. Mr. Cotter explained that there was some ambiguity with the zoning regulation language. He reported having

consulted with several drillers who had indicated that they would use a crawler for this slope, not a truck. Mr. Cotter noted that he would need to meet with Mr. Rollins.

Mr. Lamere questioned whether any consideration had been given to a remediation plan. Mr. Cotter noted that they intended to return the slope, cover it with erosion blankets, and plant it with a mixture of grass and crown vetch. Mr. Lamere reported having consulted with a well-driller friend who had relayed that it would not be possible to drill a well with his 40' long truck and would not be able to gain access to a site with even a 15% slope. He questioned whether an artesian well would be installed, noting that would be a longer process. Mr. Cotter explained that one of the challenges is the town's right-of-way extending 30' in. Mr. Connors questioned how grading is measured, noting that it is usually begun at the property line.

Mr. Connor confirmed their client was agreeable to a continuance to the September 12th meeting.

MOTION: Mr. Marchand, Mr. Lamere second, to continue the public hearing on Application 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. and Application 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 to the September 12, 2022 meeting; unanimously approved.

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.

This matter was considered simultaneously with Application PZC#22-08 and the public hearing was continued to the September 12, 2022 regular meeting.

6. 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.

7. NEW BUSINESS:

A. PZC#22-10 – Special Permit Applicant: Tom Gianni Owner: Winsted Central, LLC Location: 175 Main Street Proposal: Mixed-Use Building: Restaurant on First Floor, 4 Residential Units on 2nd and 3rd Floor.

Staff noted that all of the proposed improvements were limited to within the interior of the building but for the signage. It was noted that while there was no site plan, a proposed floor plan was included.

MOTION: Mr. Marchand, Mr. Cooney second, to accept Application PZC#22-10 – Special Permit Applicant: Tom Gianni Owner: Winsted Central, LLC Location: 175 Main Street Proposal: Mixed-Use Building: Restaurant on First Floor, 4 Residential Units on 2nd and 3rd Floor and to schedule a public hearing for the August 22, 2022 regular meeting; unanimously approved.

8. APPROVAL OF MINUTES – July 25, 2022:

MOTION: Mr. Marchand, Mr. Lamere second, to approve the July 25, 2022 minutes; unanimously approved.

9. COMMUNICATIONS:

A report was provided to the commission regarding ongoing zoning enforcement. Staff noted that the new Assistant Building Official was slated to begin his employment with the Town on August 22nd.

10. STAFF REPORT:

Staff reported a wetlands application had been received for the parcel behind the Stop & Shop plaza as a new Tractor Supply is planned for that location. Additionally, a new hair salon would be going into the spot next to Kent Pizza, to be operated by a Winsted resident, who appears to be very civic-minded and give back to students at her alma mater, Gilbert School, according to staff. It was also noted that a smoothie shop will be opening near the golf swing analysis business at 398 Main Street along with a new massage therapist. The commission was updated on the switch from LIV, relocating to be in the same building as LIV AT HOME, with staff noting that there will continue to be a variation of LIV, likely called LIV ENCHANTED at the 398-406 Main Street location. Finally, a smoothie shop, serving salads and cold food, named QUEEN OF JUICE & FOOD, will be going in at 244 Main Street.

11. OTHER BUSINESS:

A. Reminder – August 22, 2022 Public Information Meeting Regarding Draft of Affordable Housing Plan.

Mr. Closson reminded the commission that the public information meeting on the Affordable Housing Plan was scheduled for the August 22nd regular meeting. He urged commissioners to review the Plan of Conservation and Development as it was likely that there would be a request put forth to append the housing plan to it.

12. ADJOURNMENT:

MOTION: Mr. Lamere, Mr. Marchand second, to adjourn; unanimously approved. The Commission adjourned at 8:43PM.

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