



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
June 27, 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, Willard Platt, Craig Sanden, Alternates Charlene LaVoie and Feliks Viner

Alternate Troy LaMere was absent excused.

2. PUBLIC COMMENT:

None.

3. AGENDA REVIEW:

No modifications were made to the agenda.

4. OTHER BUSINESS:

None.

5. PUBLIC HEARINGS:

A. PZC#22-4 – Commission Initiated Zoning Regulation Change Proposal: Add Cannabis Establishments as Use Permitted Through Special Permit in Town Center, Town Gateway, & Production Innovation Zone(s).

The public hearing on this matter was reopened. Mr. Closson reminded the commission that review comments had been requested and received from the Town's legal counsel, Attorney Kevin Nelligan. It was noted that modifications should be considered to the definition of cannabis establishments. The consensus of the commission was to conclude the definition following, "...shall be regulated by zoning district...". The suggested changes to the Cannabis Micro-cultivator and Cannabis Retail were also accepted. The edits with the regulation itself, *Cannabis Establishments*, suggested by Attorney Nelligan were also approved by the commission and incorporated into the final draft. Those included the following:

- The addition of the following language as the second sentence in the first paragraph: *"All uses covered by this Section shall be governed by C.G.S. §21a-408 et. seq. as amended and §21a-408-1 to §21a-408-70, inclusive, of the Regulations of Connecticut State Agencies as they may be amended."*;
- Swap the phrase, in Section 1.a., "...within two-hundred (200) feet in radius of any boundary line of any residential zone, school, or daycare building..." with "...within two-hundred (200) feet from the boundary line of any residential zone, or any part of a school, or daycare building..."; and
- Modify the language in Section 1.b., , "...Located on Main Street, extending from East End Park to the Beardsley Library..." with, "...Located on Main Street, extending from Park Place West to Munro Street...".

MOTION: Mr. Marchand, Mr. Sanden second, to close the public hearing; unanimously approved.

6. OLD BUSINESS:

A. PZC#22-4 – Commission Initiated Zoning Regulation Change Proposal: Add Cannabis Establishments as Use Permitted Through Special Permit in Town Center, Town Gateway, & Production Innovation Zone(s).

Mr. Closson reviewed what the commission had agreed to for changes in the definitions and proposed text amendment as discussed in the public hearing.

MOTION: Mr. Cooney, Mr. Sanden second, to approve the commission initiated zoning regulation change to add Cannabis Establishments as a use permitted through Special Permit in Town Center, Town Gateway, & Production Innovation Zones, with an effective date of June 30, 2022; unanimously approved.

B. PZC#22-5 – Special Permit Applicant/Owner: Paul Marino Location: 680 East Wakefield Boulevard Proposal: Remove Accessory Building and Construct 26’x22’ Garage.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for Application PZC#22-5, Special Permit for Paul Marino at 680 East Wakefield Boulevard for the July 11, 2022 regular meeting; unanimously approved.

7. NEW BUSINESS:

A. PZC#22-06 – Special Permit Applicant/Owner: Town of Winchester Location: Wallens Street and Stowe Road (Map 023/Block/151/Lot 017) Proposal: Installation of New 529,000 Gallon Drinking Water Storage Tank, Water Main, & Associated Site Work Construction.

MOTION: Mr. Marchand, Mr. Sanden second, to accept Application PZC#22-06 – Special Permit Applicant/Owner: Town of Winchester Location: Wallens Street and Stowe Road (Map 023/Block/151/Lot 017) Proposal: Installation of New 529,000 Gallon Drinking Water Storage Tank, Water Main, & Associated Site Work Construction and schedule a public hearing for the July 11, 2022 regular meeting at 7PM at Town Hall, P. Francis Hicks Room; unanimously approved.

B. PZC#22-07 – Special Permit Applicant/Owner: Town of Winchester Location: 338 Winchester Road Proposal: Installation of New 691,000 Gallon Drinking Water Storage Tank, Water Main, SCADA Upgrades, and Associated Site Work Construction.

MOTION: Mr. Marchand, Mr. Sanden second, to accept Application PZC#22-07 – Special Permit Applicant/Owner: Town of Winchester Location: 338 Winchester Road Proposal: Installation of New 691,000 Gallon Drinking Water Storage Tank, Water Main, SCADA Upgrades, and Associated Site Work Construction and schedule a public hearing for the July 11, 2022 regular meeting at 7PM at Town Hall, P. Francis Hicks Room; unanimously approved.

8. APPROVAL OF MINUTES – June 13, 2022:

No business discussed.

9. COMMUNICATIONS:

None.

10. STAFF REPORT:

None.

11. OTHER BUSINESS:

No other business was discussed.

12. ADJOURNMENT:

MOTION: Mr. Cooney, Mr. Platt second, to adjourn; unanimously approved. The Commission adjourned at 7:20PM.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk