



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
July 26, 2021 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman George Closson called the meeting to order at 7:07PM.

Mr. Closson noted that the following individuals were present: John Cooney, Peter Marchand, Craig Sanden, and Alternates Troy Lamere and Will Platt. Mr. Platt was seated for the meeting.

2. PUBLIC COMMENT:

None.

3. AGENDA REVIEW:

No modifications were made to the agenda.

4. PUBLIC HEARINGS.

None.

5. OLD BUSINESS:

A. PZC#21-03 – Special Permit Location: 351 North Main Street Applicant/Owner: Hedgerow Properties, LLC Proposal: Convert Mixed-Use Building to Two-Family.

It was noted that this public hearing had been continued to August 9, 2021 at Town Hall at 7PM.

B. PZC#21-05 – Special Permit Location: 28 South Main Street Applicant: FDN Masonry & Construction Owner: Shelley Harms DBA Icebox Investments, LLC Proposal: Convert Mixed Use Building to Multi-Family Use.

It was noted that this public hearing had been continued to August 9, 2021 at Town Hall at 7PM.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for August 9, 2021 at 7PM for the application in the matter of PZC#21-05 – Special Permit Location: 28 South Main Street Applicant: FDN Masonry & Construction Owner: Shelley Harms DBA Icebox Investments, LLC Proposal: Convert Mixed Use Building to Multi-Family Use; unanimously approved.

C. PZC#21-06 – Plan Modification Request Location: 240 Perch Rock Trail Applicant: Peter D’Addeo Owner: Sandy Drive Three, LLC.

It was noted that this application had not yet been withdrawn by the applicant but it was expected that he would be doing so. Staff reported the proposal being reviewed the following evening by the Zoning Board of Appeals. The application was continued to the August 9, 2021 regular meeting at Town Hall.

6. NEW BUSINESS:

A. PZC#21-07 – Special Permit Location: 144 Boyd Street Applicant: Tanja Bergonzi and David Mattson Owner: Tanja Bergonzi Proposal: Accessory Apartment Above Detached Garage.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing on Application PZC#21-07 – Special Permit Location: 144 Boyd Street Applicant: Tanja Bergonzi and David Mattson Owner: Tanja Bergonzi Proposal: Accessory Apartment Above Detached Garage for the August 9, 2021 regular meeting at 7PM at Town Hall; unanimously approved.

7. APPROVAL OF MINUTES: July 12, 2021

No action taken on the July 12, 2021 Minutes.

8. COMMUNICATIONS:

None.

9. STAFF REPORT:

Staff reported that the Trade Wind Farms 2006 subdivision will likely be an agenda item on the August 9, 2021 regular meeting as they are looking for this commission to formally void the approval. The commission was reminded that a 1.9-megawatt solar facility had recently been approved by the Siting Council. Trade Wind Farms had retained ownership of three parcels abutting Platt Hill Road.

Mr. Sanden recalled a former planner approving three lots at one time. It was noted that it would have to be a first cut for the former owner to have retained any land.

Mr. Closson questioned whether staff had yet the opportunity to discuss with Attorney Mark Branse the details surrounding the recently passed legislation at the State level and the impacts locally. Staff indicated that she had not yet had a chance to gain the guidance Attorney Branse's firm is providing.

Mr. Closson reminded the Commission that the 5th Thursday land use forum was scheduled for Thursday, July 29th in Morris. Mr. Marchand questioned the recent job posting for a new combined enforcement position to cover Inland Wetlands and Watercourses/Planning and Zoning/Blight. Staff reported that while there have not been any zoning violations issued recently, there have been several issued for inland wetlands as well as Building Code Abatement Orders.

Mr. Closson requested that staff follow up on various sand and gravel excavation permits within town. He noted that those type of permits are only valid for two years. It was noted that the owner of 182 Torrington Road is likely the only operator that is currently in compliance. Staff was directed to have discussions with the others and request an updated site plan and an application.

10. OTHER BUSINESS.

A. Election of Secretary.

MOTION: Mr. Closson, Mr. Sanden second, to elect Peter Marchand as Secretary; Motion passed with Mr. Closson, Mr. Cooney, Mr. Platt, and Mr. Sanden while Mr. Marchand abstained.

B. Preparation for POCD August 23, 2021 Public Hearing.

Mr. Closson distributed copies a proposed power point presentation for the August 23, 2021 public hearing on the 2021 update to the Plan of Conservation and Development. He reported the Board of Selectmen will be reviewing the draft at their own upcoming meeting. Mr. Sanden suggested including an announcement on the town's website to reach a broader audience about this upcoming POCD.

It was agreed that there should be some photographs of local buildings included as additional slides in the PowerPoint presentation.

11. ADJOURNMENT:

MOTION: Mr. Sanden, Mr. Marchand second, to adjourn; unanimously approved. The Commission adjourned at 8:15PM.

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