



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION**  
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks  
July 12, 2021 – 7:00PM  
**Regular Meeting Minutes**

**1. CALL TO ORDER:**

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

Mr. Closson noted that the following individuals were present: John Cooney, Peter Marchand, Craig Sanden, and Alternate Will Platt. Mr. LaMere was absent excused. Mr. Platt was seated.

**2. PUBLIC COMMENT:**

None.

**3. AGENDA REVIEW:**

**MOTION:** Mr. Marchand, Mr. Platt second, to add under *New Business, Review of General Code Revisions*; unanimously approved.

**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 July 26, 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 July 26, 2021 at Town Hall at 7PM.

**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 public hearing had been continued to July 26, 2021 at Town Hall at 7PM.

**6. NEW BUSINESS:**

None.

**7. APPROVAL OF MINUTES: June 14, 2021**

**MOTION:** Mr. Sanden, Mr. Marchand second, to approve the June 14, 2021 Minutes; unanimously approved.

**MOTION:** Mr. Marchand, Mr. Platt second, to approve the June 28, 2021 Minutes; unanimously approved.

**8. COMMUNICATIONS:**

None.

**9. STAFF REPORT:**

It was agreed that Election of Secretary would be added to the agenda for the July 28, 2021 regular meeting.

**10. OTHER BUSINESS.**

**A. NHCOCG "5<sup>th</sup> thursday" Forum – Planning for COVID Economic Recovery in NWCT & Summary of New State Legislation Impacting Land Use – Thursday, July 29<sup>th</sup> 7PM to 8:30PM.**

Copies of the topic to be discussed at the upcoming 5<sup>th</sup> Thursday forum were distributed to the Commission.

**B. Review of General Code Revisions.**

The Commission reviewed excerpts from the Ordinances, Zoning Regulations, and Subdivision Regulations. Legal counsel from General Code had reviewed all of these and extrapolated those regulations that may be inconsistent with other portions of the regulations or may be unclear. Options included to revise as suggested, defer decision until a later date, change to other language, or to keep as written. The Commission went through each regulation and directed staff as to the consensus so that it could be communicated to General Code.

Mr. Closson questioned whether a letter had gone out to the Office of Policy and Management. Staff reported that Town Manager Josh Kelly had sent one out.

**11. ADJOURNMENT:**

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

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