



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
June 14, 2021 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman George Closson called the meeting to order at 7:10PM.

Mr. Closson noted that the following individuals were present: Peter Marchand, Art Melycher, Alternates John Cooney, Troy LaMere, and Will Platt. Art Melycher was absent excused. Mr. Cooney and Mr. Platt were seated for the meeting.

2. PUBLIC COMMENT:

None.

3. AGENDA REVIEW:

None.

4. PUBLIC HEARINGS.

None.

5. OLD BUSINESS:

None.

6. NEW 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.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for Application PZC#21-03 – Special Permit Location: 351 North Main Street Applicant/Owner: Hedgerow Properties, LLC Proposal: Convert Mixed-Use Building to Two-Family for the June 28, 2021 regular meeting; unanimously approved.

B. PZC#21-04 – Special Permit Location: 220 East Lake Street Applicant/Owner: Eric Richard Proposal: Zone Change; Zoning Regulation Change – Text Amendment (Marina Accessory Use).

Eric Richard was present for the meeting. The commission confirmed that a site plan will be necessary for the application.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for Application PZC#21-04 – Special Permit Location: 220 East Lake Street Applicant/Owner: Eric Richard Proposal: Zone Change; Zoning Regulation Change – Text Amendment (Marina Accessory Use) for the July 26, 2021 regular meeting; unanimously approved.

7. APPROVAL OF MINUTES: May 24, 2021

MOTION: Mr. Marchand, Mr. Sanden second, to approve the May 24, 2021 regular meeting minutes; unanimously approved.

8. COMMUNICATIONS:

No communications reported.

9. STAFF REPORT:

Staff reported that Michael Stankov was the Emergency Appointment hired by Town Manager Josh Kelly as the combined Inland Wetlands Agent/Blight Officer/Zoning Enforcement Officer. Mr. Stankov will be working up to 20 hours per week, according to staff. It was noted that Mr. Stankov was a former wetlands commissioner in Waterford.

Staff reported zoning permits being issued for smoothie shop as well as a space for golf analysis by Pro Shane Centrella. It was also noted that Cumberland Farms had purchased the Mercury shop, too. A zoning permit had also been issued for Dillon's Pellet Stoves at 920 Main Street, too, according to staff.

10. OTHER BUSINESS.

A. POCD Discussion.

The Commission again reviewed the draft of the 2021 Plan of Conservation and Development. Mr. Closson noted the input and participation that has occurred by the Commission, other boards and commissions, and individuals in the community. It was noted that the POCD should be submitted to the Council of Governments, the Town Clerk, and the town manager who will then forward to the Board of Selectmen.

MOTION: Mr. Marchand, Mr. Sanden second, to schedule a public hearing for the 2021 Plan of Conservation and Development for Monday, August 23, 2021; unanimously approved.

B. Short Term Rentals Regulation Workshop – POSTPONED.

No business discussed.

Mr. Closson reported having sent a note of appreciation to former member Jerry Martinez thanking him for his volunteer service.

11. ADJOURNMENT:

MOTION: Mr. Platt, Mr. Marchand second, to adjourn; unanimously approved. The Commission adjourned at 7:43PM.

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