



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester**

**Held Remotely (Via Zoom) and livestreamed on YouTube.
April 12, 2021 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman George Closson called the meeting to order at 7:03PM.

Mr. Closson noted that the following individuals were present: Peter Marchand, Jerry Martinez, Art Melycher, Craig Sanden, and Alternate John Cooney and Will Platt.

2. PUBLIC COMMENT:

No comment was received.

3. AGENDA REVIEW.

There were no changes to the agenda.

4. PUBLIC HEARINGS:

A. PZC#20-30 – Special Permit Location: 149 Newfield Road Applicant/Owner: East Coast Assistance Dogs (ECAD) Proposal: Special Permit for Phase III of Training Kennel and Modify Approved Site Plan.

No business was discussed.

5. OLD BUSINESS:

A. PZC#20-30 – Special Permit Location: 149 Newfield Road Applicant/Owner: East Coast Assistance Dogs (ECAD) Proposal: Special Permit for Phase III of Training Kennel and Modify Approved Site Plan.

It was noted that the applicant had not yet received approval from the Inland Wetlands and Watercourses Commission.

MOTION: Mr. Marchand, Mr. Sanden second, to continue the public hearing in the matter of PZC#20-30 – Special Permit Location: 149 Newfield Road Applicant/Owner: East Coast Assistance Dogs (ECAD) Proposal: Special Permit for Phase III of Training Kennel and Modify Approved Site Plan; unanimously approved.

B. PZC#21-01 – Special Permit Location: 100 New Hartford Road Applicant/Owner: James Kloczko Proposal: Special Permit for Landscape and Construction Yard/Mini Mix Concrete.

It was noted that the site plan had been developed and completed and that the applicant would be going forward with their approval from the Inland Wetlands and Watercourses Commission.

The application was continued to the following meeting.

6. NEW BUSINESS.

A. PZC#21-03 – CGS 8-24 Referral – Wallens Street and Stowe Road Applicant/Owner: Winsted Water Works Proposal: Wallens Hill Storage Tank Replacement.

Project Manager Bart Clark appeared before the Commission regarding this application. Mr. Clark reviewed the preliminary site plan created by engineers contracted by the Town and submitted to the State of Connecticut Department of Public Health as part of the approval process for State Revolving Loan funds. He explained the 1.5 million gallon tank would be replaced with a tank further up the hill in one of two proposed locations. Mr. Clark explained that the replacement of the tank would improve pressure during times of high

flows for the higher elevations throughout town. He noted that more important than that, is the replacement will not degrade the water quality. Mr. Clark reported significant problems with the former 1.5-million-gallon tank with low chlorine residuals and high disinfection byproducts. The current tank is accessed off Wallens Hill whereas access to the new storage tank will be off Stowe Road with little visibility to anyone passing by on either road.

Mr. Clark explained that the positive referral through an 8-24 application is the beginning of the approval process, noting that the proposal would again be reviewed by the Commission as part of a Special Permit application. More work remains for the design of the tanks and site improvements around the tank, according to Mr. Clark.

Mr. Closson questioned whether the existing tank would be refurbished. Mr. Clark indicated that there were no immediate plans for the existing tank. Once the new tanks are in place, the existing tank will likely be refurbished for something other than a water storage tank or will be demolished and removed from the property altogether, according to Mr. Clark.

Mr. Melycher questioned the size of the replacement tank being only 500,000-gallons whereas the former tank was 1.5 million gallons. Mr. Clark explained that at the time the tank was designed in the 1970s, the purpose was to prevent fire flows and since then, studies have revealed the size of the tank was a detriment to the system due to its excess volume. Mr. Clark noted that as the engineering progresses, the grading around the old tanks will be reviewed and the embankment behind the tank will be studied. The cost differentials will be looked at as will the foundation considerations under the tank, according to Mr. Clark.

MOTION: Mr. Marchand, Mr. Melycher second, to forward a positive referral pursuant to CGS§8-24 to the Board of Selectmen for the Wallens Hill Storage Tank Replacement; unanimously approved.

B. PZC#21-04 – CGS 8-24 Referral – 338 Winchester Road Applicant/Owner: Winsted Water Works Proposal: Crystal Lake Treatment Plant Storage Tank.

Project Manager Bart Clark appeared before the Commission regarding this application. Mr. Clark reviewed a rendering of the general location for the Crystal Lake treatment plant storage tank. He noted that the existing concrete storage tank would be replaced with a new one just up the hill. Mr. Clark indicated that this, too, would be 500,000 gallons. The existing tank needs some work as it is showing rebar and so before it is too far gone, the intention is to take the old tank offline for repairs after the new tank has been installed. He noted that the existing tank is one million gallons and explained that the new tank will be the same diameter but will be much shorter. Mr. Clark explained that the same overflow elevations for both tanks are being sought but as the location is at a greater elevation, the same height is not necessary. Volume is dictated by the Department of Public Health, according to Mr. Clark. One of the factors that are part of their considerations is chlorine contact time. Wetlands limit the choices of locations, Mr. Clark explained.

Mr. Melycher questioned the time frame for the installation. Mr. Clark indicated that the project would likely begin next spring and the construction to get the new tank online may last four to six weeks. To rehabilitate the old tank will take longer, according to Mr. Clark.

MOTION: Mr. Melycher, Mr. Sanden second, to forward a positive referral pursuant to CGS§8-24 to the Board of Selectmen for the Crystal Lake Treatment Plant Storage Tank; unanimously approved.

C. PZC#21-05 – CGS 8-24 Referral – Case, Center, Thibault, Greenwoods, and Holabird Avenue Applicant/Owner: Winsted Water Works Proposal: Water Line Replacements.

Project Manager Bart Clark appeared before the Commission regarding this application. Mr. Clark shared a vicinity map of the streets in the center of town where the water lines are going to be replaced. He noted that these lines likely date back to the 1800s and have had a history of breaks especially on Holabird Avenue. Mr.

Clark noted that the lines on Thibault are in a high-pressure area. The intention is to replace the lines with 8" pipes, according to Mr. Clark. Improvements to reliability of the pipes in this area is one of the goals of the project. Mr. Clark explained the pipes will be replaced with a larger diameter pipe in the exact location they currently sit.

Mr. Sanden questioned whether lining the current pipes was considered. Mr. Clark indicated that the Town has completed some cement lining in places in the system but the key to the success of that method is that the host pipe must be in very good condition and not have a long history of breaks. The subject pipes as part of this project do have a history of breaks.

Mr. Martinez questioned the total length of the replacements and whether it would be a multi-year project. Mr. Clark noted that the Water Sewer Commission (WSC) had done a good job with maintenance, stemming from the 1980s, with replacement of new lines. He noted that there are other areas in town including Upland Avenue and Royer Street that are having trouble with water quality which will be a focus of intermediary steps. As the WSC can replace water lines, they will, according to Mr. Clark.

Mr. Melycher questioned what the phrase "legally dispose" referred to on the plans. Mr. Clark explained that it likely meant that there was no lead in the old valve.

MOTION: Mr. Sanden, Mr. Melycher second, to forward a positive referral pursuant to CGS§8-24 to the Board of Selectmen for the water line replacements at Case, Center, Thibault, Greenwoods, and Holabird Avenue; unanimously approved.

7. APPROVAL OF MINUTES: March 22, 2021 Regular Meeting.

MOTION: Mr. Sanden, Mr. Melycher second, to approve the March 22, 2021 Regular Meeting Minutes;
Motion approved with Mr. Closson, Mr. Marchand, Mr. Melycher, and Mr. Sanden voting in favor while Mr. Martinez abstained.

8. COMMUNICATIONS.

No communications were received.

9. STAFF REPORT:

Staff reported that Zoning Enforcement Officer Marc Melanson had returned to work after a five-month medical leave. She reported that Cumberland Farms may be moving to 29 Main Street but that it had not been confirmed. No communication had been received on potential new business at 115 Main Street or 10 Bridge Street, according to staff.

10. OTHER BUSINESS:

A. POCD Discussion.

It was noted that Mr. Martinez was going to provide suggested revisions to the section on Conservation in the current draft of the 2021 Plan of Conservation and Development (POCD) update.

Mr. Marchand spoke about the subdivision regulations and how he had made recommendations to the former Town Planner about including language on cisterns and maintenance of cisterns. He noted that he had forwarded a copy to Winsted Fire Department Chief James Lagassie who would also be making recommendations in this regard.

Brief discussion ensued on the DesegrateCT movement unfolding in Connecticut.

B. Short Term Rentals Regulation Workshop – POSTPONED.

No business discussed.

11. ADJOURNMENT:

MOTION: Mr. Melycher, Mr. Sanden second, to adjourn; unanimously approved. The Commission adjourned at 8:05PM.

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