



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

**Held Remotely (Via Zoom) and livestreamed on YouTube.
November 23, 2020 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman George Closson called the meeting to order at 7:04PM.

Mr. Closson noted that the following individuals were present: Peter Marchand, and Alternates John Cooney and Will Platt.

Art Melycher, Jerry Martinez, and Craig Sanden were absent excused. Mr. Cooney and Mr. Platt were seated for the meeting.

2. PUBLIC COMMENT:

No comment was received.

3. AGENDA REVIEW.

No changes were made to the agenda.

4. PUBLIC HEARINGS.

None.

5. OLD BUSINESS.

None.

6. NEW BUSINESS.

A. PZC#20-28 – Special Permit Location: 522 Main Street Applicant: Cheryl McGlynn Owner: 2nd Home, LLC Proposal: Modification of Special Permit #19-05 - Live Music in Café/Lounge.

MOTION: Mr. Marchand, Mr. Platt second, to accept Application PZC#20-28 – Special Permit Location: 522 Main Street Applicant: Cheryl McGlynn Owner: 2nd Home, LLC Proposal: Modification of Special Permit #19-05 - Live Music in Café/Lounge and schedule a public hearing for the December 14, 2020 regular meeting;
unanimously approved.

7. APPROVAL OF MINUTES: November 9, 2020 Regular Meeting.

MOTION: Mr. Marchand, Mr. Cooney second, to approve the November 9, 2020 Regular Meeting Minutes;
unanimously approved.

8. COMMUNICATIONS.

Staff reported receipt of a communication requesting additional time from the property owner of the property subject to a zoning violation on Woodruff Avenue.

Mr. Closson polled the commission on efforts being made by a group from Hartford called Desegregate CT. He explained that the group was working to modify how zoning is handled by all towns throughout the state. He explained how the group was seeking to open up the state's land use from the top down by changing laws to reshape what local towns can do with their planning and zoning practices. Mr. Closson noted that affordable housing is allowed in every one of the town's eight zones but one, the PI (Production and Innovation Zone).

Mr. Closson opined that this commission has already addressed the matter as it allows multi-family housing in all the zones, too. Mr. Cooney agreed, noting that a cookie-cutter approach does not work and the Town ought to be paying attention to what is going on with the proposed legislation. Mr. Platt agreed, noting that expansion for multi-family units into rural areas should consider whether public water and sewer lines are in the area.

Mr. Marchand questioned the status on the proposed solar farm on Platt Hill Road, having learned from a recent Board of Selectmen's meeting of its denial by the Siting Council. Staff reminded the commission that there was a link to the review of all the documents of that application on the Town's website under the page for the Inland Wetlands and Watercourses Commission.

9. STAFF REPORT:

Staff reminded the Commission that a third restaurant is likely to be opening next to Wendy's, "*Chicken and Pies*" and that "*Plant Life Apothecary*" would soon be opening in the former "*Mad River Music*" location. Additionally, more inquiries are being made more frequently about the permitting process for home occupations, according to staff. An update was also provided about a meeting with staff and potential developers of a large tract of land up in Winchester Center on Grantville Road.

Mr. Marchand questioned what business was being operated from the former Kentucky Fried Chicken restaurant on New Hartford Road. Staff reported that a predevelopment meeting had occurred with the owner and the permitting process had been explained. It was noted that a conversation ought to occur with the owner/operator as a permit from this Commission was necessary.

10. OTHER BUSINESS:

A. POCD Discussion.

Mr. Closson questioned whether the Commission was aware that the Water Sewer Commission had entered into an agreement with the Town of Barkhamsted for a sewer line extension to the Mallory Brook Plaza and Lombard Ford. Commissioners confirmed they were. Mr. Closson explained that they would likely be connecting within a month. Mr. Platt questioned whether residents on Old New Hartford Road will be able to hook into the sewer line, noting that from his conversations with several residents, they were unaware of how to coordinate that with the Town. Mr. Closson advised that residents ought to contact Department of Public Works Director Jim Rollins.

Mr. Closson noted that Winchester Public Schools Superintendent Melony Shanley Brady will likely be providing comments on the POCD update.

Mr. Closson indicated that he would be sending out a draft of the POCD framework based on the various comments received to date.

B. Short Term Rentals Regulation Workshop – POSTPONED.

No business discussed.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Cooney second, to adjourn; unanimously approved. The Commission adjourned at 7:38PM.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk