



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor – P. Francis Hicks Room
January 13, 2020 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

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

2. ROLL CALL:

Mr. Closson conducted the roll call, noting that the following individuals were present: Craig Sanden, Peter Marchand, and Alternate Will Platt.

Art Melycher and Jerry Martinez were absent excused. Additionally, John Cooney was absent. Mr. Platt was seated for Mr. Melycher.

3. PUBLIC COMMENT:

No comment was received.

4. AGENDA REVIEW:

The agenda was modified to add *Parking in Downtown* under Other Business.

5. PUBLIC HEARINGS:

A. PZC#19-14 – Special Permit – 132 Wahnee Road – Applicant: Dave Stricker Owner: Camp Wah-nee in the Berkshires, Inc. Proposal: Commercial Recreation: Demolish Existing Cottage; Construct New 3779 Square Foot Dwelling; and 38’x38’ Addition to Fitness Center.

MOTION: Mr. Closson, Mr. Melycher second, to open the public hearing; unanimously approved.

Staff reported that the application is still before the Inland Wetlands and Watercourses Commission.

Staff also reported that after reviewing the file, it appears that the applicant had previous approval for replacement of Boys Bunk #11.

MOTION: Mr. Marchand, Mr. Sanden second, to continue Application PZC#19-14; unanimously approved.

6. OLD BUSINESS:

A. PZC#19-14 – Special Permit – 132 Wahnee Road – Applicant: Dave Stricker Owner: Camp Wah-nee in the Berkshires, Inc. Proposal: Commercial Recreation: Demolish Existing Cottage; Construct New 3779 Square Foot Dwelling; and 38’x38’ Addition to Fitness Center.

No business was discussed.

7. NEW BUSINESS:

A. FY2021 Budget Discussion.

Mr. Closson reported having communicated with the Northwest Conservation District. He noted that they had done the maps for the last Plan of Conservation and Development.

The Commission reviewed putting forth a budget request for the update to the POCD. They agreed to making a request of \$1K for mapping and \$7K for consulting/legal fees.

MOTION: Mr. Marchand, Mr. Sanden second, to submit a budget request of \$8K for the POCD update; unanimously approved.

7. APPROVAL OF MINUTES: December 9, 2019.

The December 9, 2019 Minutes should be amended to note Mr. Platt as making the motion to adjourn, not Mr. Marchand as written.

MOTION: Mr. Sanden, Mr. Platt second, to approve the December 9, 2019 Regular Meeting Minutes as amended; Motion passed with Mr. Closson, Mr. Sanden, and Mr. Platt voting aye while Mr. Marchand abstained.

8. COMMUNICATIONS:

Staff reported receipt of a communication from Attorney Peter Herbst regarding ECAD on Newfield Road. It was noted that the town attorney, Kevin Nelligan, will be providing a written opinion on the matter.

Pervious paver patio systems were discussed.

An update was provided on zoning enforcement in town including 142 Laurel Way, 8 Willow Street, 920 Main Street, and 398 Main Street.

The consensus of the Commission was that the extension request for the cleanup at 920 Main Street should only be extended through the end of January.

9. STAFF REPORT:

The Commission was reminded that a POCD meeting workshop has been scheduled for the January 27, 2020 regular meeting in an effort to engage the town. It was agreed that this meeting would include only the chairpersons, or their respective designees, from each board and commission.

10. OTHER BUSINESS:

A. Parking in Downtown.

Mr. Closson referenced a 2010 parking study for the town center area. Noting the times that residents are prohibited from parking on Main Street during winter storms, he explained how important it was to give them direction on where to go. Staff noted that parking was available in the former Bank of America parking lot across from the Winsted Fire House as well as the smaller adjacent lot, too.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Platt second, to adjourn at 8:16PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk