



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor – P. Francis Hicks Room
December 9, 2019 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:04PM.

2. ROLL CALL:

Mr. Sanden conducted the roll call, noting that the following individuals were present: George Closson, Art Melycher, Jerry Martinez, Alternates John Cooney and Will Platt.

Mr. Marchand was absent excused. Mr. Platt was seated in his stead. .

3. AGENDA REVIEW:

The agenda was modified to add *Election of Officers* under Other Business.

4. 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.

Neither the applicant nor a designated representative was present. Staff reported having spoken to the applicant’s engineer, Gary Giordano. She noted that attempts were underway for a determination of the proper governing authority relative to the septic systems: Torrington Area Health District, the State Department of Public Health, or the Department of Energy and Environmental Protection. Mr. Giordano was inclined to believe it would ultimately be DEEP that will review the septic systems, according to staff.

Staff reported receipt of a sixty-five day continuance from the applicant.

Pursuant to the request made at the Commission’s last meeting, staff distributed copies of the 2015 approval that had referred back to the 2010 stipulated judgment between the Town and the applicant. It was noted that the applicant would also be emailed this same copy.

There were no members of the public at the meeting.

MOTION: Mr. Melycher, Mr. Melycher second, to continue the public hearing for Application PZC#19-14 Special Permit – 132 Wahnee Road Applicant: Dave Stricker Owner: Camp Wah-nee to the December 23, 2019 regular meeting; unanimously approved.

B. Discuss and Consider Adoption of Changes to Zoning Regulations.

MOTION: Mr. Closson, Mr. Sanden second, to open the public hearing for Application PZC#19-15 Discuss and Consider Adoption of Changes to Zoning Regulations; unanimously approved.

The legal notice for the public hearing was read into the record with it being noted as having run in the Republican American the requisite two times, on November 25, 2019 and December 2, 2019. It was noted that a copy of the proposed changes had been provided to the Town Clerk’s office, the Town Manager and the

Northwest Hills Council of Governments (NHCOG). Additionally, letters had been sent, via certified mail, to the town clerks of the towns of Colebrook, Norfolk, New Hartford, Barkhamsted, Torrington, and Goshen advising that changes were being considered. It was noted that a response had been received from the referral made to the NHCOG indicating that their staff had reviewed the proposed changes and found no apparent conflict with regional plans or policies or known concerns of neighboring towns. The proposed changes had been posted to the Town's website and filed with the Town Clerk, according to staff.

The proposed changes were discussed. They included the following modifications:

- Page 2 to read under 1.C. Interpretation, "...imposed by Federal or state law or regulation, local ordinance or regulation or private agreement...";
- Page 5 to add Minimum Street Lot Frontage to 150 feet in the Town Single Family Zone;
- Page 6 Town Center Residential, clarifying process of permit approvals;
- Page 7 Adding Outdoor Dining as an Accessory Use to Town Center Zone;
- Page 7 Adding Parking Lots as a Principal Use to Town Center Zone;
- Page 7 Adding Taverns as a Principal Use to Town Center Zone;
- Page 8 Reserving the addition of Landscaping/Construction Yards for Town Gateway Zone for a later time after more consideration has been given for terms that one would be approved via a Special Permit;
- Page 8 Adding Outdoor Dining as an Accessory Use to Town Gateway Zone;
- Page 8 Adding Taverns to Town Gateway Zone;
- Page 14 Adding Pergolas to be allowed within the required setbacks in the Highland Lake District;
- Page 14/15 to limit the size of decks to 400 square feet in the Highland Lake District to those that are exempt from the building setback limits;
- Page 24 Updating the continuation of non-conforming structures to comply with current law;
- Page 26 Updating the language regarding the demolition of non-conforming structures;
- Page 29 Adding language about the ZEO reviewing boundary line adjustments;
- Page 42 Prohibited Items. Modify the language on Mobile homes to be permissible only through construction or reconstruction of a bona fide building permit.
- Page 45 Adding language regarding maximum amount of time for sandwich board signs, "Placed no more than one hour prior to opening and removed within one hour of closing each day, but not to exceed 12 hours each day..."
- Page 52 Adding storage containers as a requirement to what should be located on a site plan;
- Page 121 Adding language that defines dwelling units as having only one kitchen; and
- In the glossary a definition of Tavern was added.

The hearing was open to the public. No comments were received.

It was noted by Mr. Closson that the Commission has been reviewing these proposed changes to the Zoning Regulations over several months. Others concurred, noting that they had been discussed at several meetings.

5. 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.

B. Discuss and Consider Adoption of Changes to Zoning Regulations.

MOTION: Mr. Melycher, Mr. Sanden second, to approve the proposed Zoning Regulations changes with an effective date of December 12, 2019, noting that they are in compliance with the Plan of Conservation and Development; unanimously approved.

6. NEW BUSINESS:

None.

7. APPROVAL OF MINUTES: November 25, 2019.

MOTION: Mr. Melycher, Mr. Closson second, to approve the November 25, 2019 Regular Meeting Minutes; unanimously approved.

8. COMMUNICATIONS:

Staff reviewed with the Commission whether a zoning permit was all that would be required with Swells Washes, a car wash located on North Main Street, for an enclosure in the interior portion of their L-shaped business. It was explained that there would be no encroachment on the setbacks, nor would there be an increase in the impervious surface coverage. The Commission concurred that a zoning permit would suffice for the minor improvements as described.

9. STAFF REPORT:

No business discussed.

10. OTHER BUSINESS:

A. Election of Officers.

MOTION: Mr. Melycher, Mr. Sanden second, to appoint George Closson as chairman; Motion passed with Mr. Sanden, Mr. Martinez, Mr. Melycher, and Mr. Platt voting aye while Mr. Closson abstained.

MOTION: Mr. Melchyer, Mr. Closson second, to appoint Craig Sanden as vice chairman; Motion passed with Mr. Closson, Mr. Martinez, Mr. Melycher, and Mr. Platt voting aye while Mr. Sanden abstained.

MOTION: Mr. Closson, Mr. Sanden second, to appoint Art Melycher as secretary; Motion passed with Mr. Closson, Mr. Martinez, Mr. Platt, and Mr. Sanden voting aye while Mr. Melycher abstained.

A brief discussion occurred on the latest happenings with short term rentals across the country.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Martinez second, to adjourn at 7:48PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk