



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor – P. Francis Hicks Room
November 12, 2019 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:00PM.

2. ROLL CALL:

Mr. Sanden conducted the roll call, noting that the following individuals were present: Pete Marchand, Jerry Martinez, Alternates John Cooney and Will Platt.

George Closson and Art Melycher were absent excused. Mr. Cooney and Mr. Platt were seated in their stead.

3. AGENDA REVIEW:

No modifications were made to the agenda.

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. Marchand, Mr. Platt second, to open the public hearing for Application PZC#19-14 Special Permit – 132 Wahnee Road Applicant: Dave Stricker Owner: Camp Wah-nee; unanimously approved.

It was noted that staff review comments were received from Building Official/Zoning Enforcement Officer Marc Melanson, Department of Public Works Director Jim Rollins, Fire Marshal Steve Williams, and Police Chief Bill Fitzgerald. It was also noted that while none of those staff members presented with significant concerns, an email from Torrington Area Health District Deputy Director Tom Stansfield seeking more information on the septic systems. Staff reported that the comments had been forwarded to the applicant the week prior. Because Mr. Stricker was unable to open the attachments, all of the comments were faxed to him the morning of this meeting, according to staff.

The hearing was open to the public. No comment was received.

MOTION: Mr. Marchand, Mr. Platt second, to continue the public hearing until November 25, 2019; unanimously approved.

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.

6. NEW BUSINESS:

A. PZC#19-15 – Special Permit – 125 Shore Drive – Applicant: Priscilla Podesta, LMFT Owner: Priscilla Podesta and Adrianna Podesta Proposal: Home Occupation – Marriage and Family Therapy.

See Clients (Individuals, Couples, or Families) for one-hour sessions. Therapy Sessions in Basement Office of a Single-Family Residence. Sessions will be limited to one client at a time.

As the applicant was not present, staff relayed the request that the application be considered without a formal site plan. The consensus of the Commission was that they would like more photographs of the location of the additional parking spot/curb cut at the property.

MOTION: Mr. Marchand, Mr. Martinez second, to accept Application PZC#19-15 – Special Permit – 125 Shore Drive, to waive the site plan requirement, and to schedule a public hearing for November 25, 2019; unanimously approved.

B. PZC#19-16 – Special Permit – 58 Main Street – Applicant: David Carter Owner: Winchester Realty Solutions, LLC Proposal: Special Permit – Mixed Use – Two Retail Stores on First Floor (Sporting Goods Store; Appointment Only Private Antique Gun Shop) & Fourteen Room Boarding House on Second and Third Floors.

MOTION: Mr. Marchand, Mr. Sanden second, to accept Application PZC#19-16 – Special Permit – 58 Main Street, to waive the site plan requirement, and to schedule a public hearing for November 25, 2019; unanimously approved.

C. PZC#19-17 – Special Permit – 920 Main Street – Applicant: Robbin Dillon Owner: Joseph A. Cannavo Proposal: Special Permit – Mixed Use – Retail Store (Pellet Stove and Pellets) and Motorcycle Sales and Repair on First Floor; Four Apartment Dwelling Units on Second Floor.

MOTION: Mr. Marchand, Mr. Sanden second, to accept Application PZC#19-17 – Special Permit – 920 Main Street, to waive the site plan requirement, and to schedule a public hearing for November 25, 2019; unanimously approved.

7. APPROVAL OF MINUTES: October 28, 2019.

MOTION: Mr. Marchand, Mr. Martinez second, to approve the October 28, 2019 Regular Meeting Minutes; unanimously approved.

8. COMMUNICATIONS:

None.

9. STAFF REPORT:

Mr. Sanden reported that the Conservation Commission met with a potential developer regarding a potential solar panel farm on the large parcel of land in Winchester, formerly known as the Trade Wind Farms subdivision. Staff reported that the former Red Men Club located at 15 Case Avenue and the former Laurel Nursing Center at 108 East Lake Street will likely be transferring ownership soon.

Mr. Marchand questioned the progress on the enforcement actions pending. Staff updated the Commission on enforcement.

Staff reported that the Mercury gas station is expected to be open during the first week of December, 2019. She also noted that work is progressing at the restaurant, Second Home, located at 522 Main Street. Additionally, it was reported that 10 Bridge Street will likely be transferring soon.

10. OTHER BUSINESS:

None.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Martinez second, to adjourn at 7:47PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk