



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor – P. Francis Hicks Room
April 8, 2019 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:03PM.

2. ROLL CALL:

Mr. Sanden conducted the roll call, noting that the following individuals were present: George Closson, Pete Marchand, Art Melycher, and Alternate Lee Thomsen.

It was noted that Jerry Martinez and Alternate Barbara Wilkes were absent excused. Mr. Thomsen was seated for Mr. Martinez.

3. AGENDA REVIEW:

No changes to the agenda were made.

4. PUBLIC HEARINGS.

A. PZC#19-07 – Special Permit – 6 Willow Street – Owner: Capuano Automotive, LLC Applicant: Joe Capuano Proposal: Special Permit: Site Plan for Retail, Personal Service: Laundromat in Building 2; Automotive Repair Shop to Remain in Building 1.

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

The legal ad was read into the record, with it noted as having run the requisite two times, March 27, 2019 and April 1, 2019, in the Republican American. It was also noted that receipts had been received for the Certificates of Mailing, evidencing copies of the notice of the public hearing had been sent to the abutting properties.

Joe Capuano appeared before the Commission regarding this application. Mr. Capuano explained that he was seeking to do a coin-op laundry in the building that was formerly home to an ice cream shop. He noted that the hours of operation would be from 8AM to 9PM. Mr. Sanden questioned whether Mr. Capuano would be the operator. He confirmed that he would be.

Mr. Capuano reported that there were no changes proposed for the outside of the building except for the sign on the building. He noted that it already has gooseneck lighting. Mr. Capuano explained that the dumpster currently at the automotive repair shop will be relocated so that it is more centrally located between the two buildings. He also noted that he would add a dumpster enclosure, comprised of a chain link fence with the slats.

Noting that the site plan indicated that there was already a designated handicap parking spot in front of Building 2, Mr. Closson advised that a handicap pole sign should also be installed. Mr. Capuano was agreeable to installing one.

Mr. Closson noted that Mr. Capuano had gone before the Zoning Board of Approvals as part of the state's licensing process. He noted that there was no definition on how the site was currently being used in terms of parking at Building 1 and the items that are currently at that site. Mr. Capuano noted that the race car trailers would be moving soon, in a week or two, to be located at the Lebanon Valley track for the season. Mr.

Closson remarked how visible of a location this site is and questioned what the applicant might be willing to undertake in terms of cleaning up the property. Mr. Capuano indicated willingness to get rid of the "old scout" on the corner and the race car body, explaining that after the trailers are moved, this would serve to clean up the front corner. He noted that he would then move the black tow truck up once the trailers are gone.

Mr. Closson noted that he would like to see the parking lot organized with a designated location for handicapped customers. He noted that the Commission would like some definition as the site plan merely reflects an open parking area and a canopy and contains no definition for parking. Mr. Capuano explained that the lot is striped from the area labeled on the site plan as Existing Tire Shed over to the former ice cream shop. Mr. Capuano suggested that the first spot by the building be designated for Handicapped Parking. Mr. Closson questioned what will be used on the other side of the lot, to the right of the building. Mr. Capuano explained that the trailers, the 1952 Chevy and the frame will be soon moved. Additionally, he noted that he would get rid of the red car, the brown scout on the corner and the engine that is on that side. Mr. Marchand reminded Mr. Capuano that the 2011 approval had included a condition that no more than seven cars be on display and no junk cars are to be located on the lot. Mr. Closson indicated that he would like to see a plan that details where the parking is going to be.

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

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

5. OLD BUSINESS:

A. PZC#19-07 – Special Permit – 6 Willow Street – Owner: Capuano Automotive, LLC Applicant: Joe Capuano Proposal: Special Permit: Site Plan for Retail, Personal Service: Laundromat in Building 2; Automotive Repair Shop to Remain in Building 1.

MOTION: Mr. Closson, Mr. Marchand second, to approve Application PZC#19-07 – Special Permit – 6 Willow Street – Owner: Capuano Automotive, LLC Applicant: Joe Capuano Proposal: Special Permit: Site Plan for Retail, Personal Service: Laundromat in Building 2; Automotive Repair Shop to Remain in Building 1, subject to the following:

1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified suspended or revoked.
2. Approval is granted based on the following submitted plans and drawings:
 - Site Plan prepared by DiCara Land Surveying entitled, "Existing Conditions Plan Prepared for Capuano Automotive, LLC 6 Willow Street Winsted – Connecticut" dated March, 2019.
3. This application is consistent with the Town's Plan of Conservation and Development.
4. This application meets the criteria and standards of III.J. Common Regulations: Special Permits/Special Exceptions.
5. Handicapped signs to be installed as discussed and dumpster enclosure to be installed per site plan as a chain link style with privacy slats.
6. Site plan to be updated to include the striping of parking at repair shop;

unanimously approved.

6. NEW BUSINESS:

None.

7. APPROVAL OF MINUTES: March 25, 2019

The March 25, 2019 Minutes should be amended to reflect Mr. Thomsen as being present.

MOTION: Mr. Marchand, Mr. Closson second, to approve the March 25, 2019 Minutes as amended; unanimously approved.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER'S REPORT:

Staff reported that Mr. Sanden had signed off on more than a half dozen sets of plans, containing approximately twenty sheets each, as Winsted Medical Associates gets closer to breaking ground on the new medical office building on South Main Street. Additionally, it was noted that R&M Insulation is likely to be constructing a building in the Industrial Park. American Mural Project has received a temporary Certificate of Occupancy for the ground floor of their building, according to staff.

10. OTHER BUSINESS:

11. ADJOURNMENT:

MOTION: Mr. Closson, Mr. Marchand second, to adjourn at 8:10PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**