



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor – P. Francis Hicks Room
March 11, 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: George Closson, Jerry Martinez, Pete Marchand, and Art Melycher.

It was noted that Alternates Barbara Wilkes and Lee Thomsen were absent excused.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. PUBLIC HEARINGS.

**A. PZC#19-04 – Special Permit – 562 Main Street – Owner/Applicant: SLP Contractors, LLC
Proposal: Mixed Use Building: Restaurant on First Floor with Two Apartments Above.**

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

The legal ad was read into the record with it noted as having been advertised the requisite two times, February 27, 2019 and March 4, 2019, in the Republican American.

Christian Vasquez and Juan Salazar appeared before the Commission regarding this application. Mr. Vasquez explained that the proposal is to open an authentic Mexican restaurant. He reported that after researching the area, the closest authentic Mexican restaurant is located in Avon. Mr. Vasquez distributed copies of his proposed menu for his new restaurant, Taqueria Jalisco. He also shared copies of his proposed branding for the signage.

Mr. Closson questioned the access for the two apartments above. Mr. Salazar confirmed the only access to be through the front door onto Main Street. With respect to a plan for trash removal, Mr. Salazar reported that he is planning to share the dumpster with the owners of Kent Pizza. Mr. Vasquez indicated that he had been advised by the Planning Department to secure a written agreement to this effect with the owner. He noted that he was unable to have one for this meeting because of conflicting work schedules. When asked about whether he currently had tenants and what provisions exist for trash removal for them, Mr. Salazar indicated that he does have tenants and that he currently has six trash cans near the stairs. He confirmed that he has a service now who is contracted to empty these almost every week.

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

Discussion ensued about painting the outside of the building. Mr. Vasquez presented with two renderings for a color change to the exterior. Mr. Closson opined that either choice would be attractive.

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

B. PZC#19-05 – Special Permit – 522 Main Street – Owner/Applicant: Sean P. McGlynn Proposal: Mixed Use Building: Restaurant on First Floor with Two Residential Units Above.

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

Sean McGlynn appeared before the Commission regarding this application. Reference was made by staff to a detailed summary provided regarding a meeting that had transpired between the applicant, Town Manager Bob Geiger, and Building Official/Zoning Enforcement Officer Marc Melanson on Tuesday, March 5, 2019. It was noted that three options had been discussed and that Mr. Geiger found acceptable any of the three. Additionally, Mr. McGlynn had relayed to Mr. Geiger and Mr. Melanson that the debris that is scattered in the rear of the site could not be removed and cleaned up until spring when the snow melts.

Mr. McGlynn indicated that his preferred choice for the garbage was to locate a dumpster on his neighbor's property at 518 Main Street. He noted that the owner was receptive to the idea but wanted the opportunity to review the proposed location.

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

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

5. OLD BUSINESS:

A. PZC#19-04 – Special Permit – 562 Main Street – Owner/Applicant: SLP Contractors, LLC Proposal: Mixed Use Building: Restaurant on First Floor with Two Apartments Above.

MOTION: Mr. Closson, Mr. Marchand second, to approve Application #19-04 – Special Permit Applicant/Owner: SLP Contractors, LLC 562 Main Street – Special Permit - Mixed Use Building: Restaurant on First Floor with Two Apartments Above, 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 Keefe Land Surveying entitled, "Map Prepared for SLP Contractors, LLC 562-564 Main Street, Winsted, Connecticut" dated February 1, 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. Subject to a resolution of the trash and garbage collection;

unanimously approved.

B. PZC#19-05 – Special Permit – 522 Main Street – Owner/Applicant: Sean P. McGlynn Proposal: Mixed Use Building: Restaurant on First Floor with Two Residential Units Above.

MOTION: Mr. Melycher, Mr. Closson second, to approve Application #19-05 – Special Permit Applicant/Owner: Sean P. McGlynn, 522 Main Street – Special Permit – Mixed Use Building: Restaurant on First Floor with Two Residential Units Above, 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, "Plot Plan Prepared for R Cam Properties, LLC 522 Main Street Winsted, Connecticut" dated December, 2018.
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. One of the three suggested trash removals shall be chosen and implemented.
6. Applicant/owner is responsible for the removal of the debris behind the building, weather permitting.
unanimously approved.

The agenda was modified to take up *Other Business* ahead of *New Business*.

6. OTHER BUSINESS:

A. Review Town Manager’s Proposed Capital Improvement Budget pursuant to Section 1106D of the Town Charter.

MOTION: Mr. Sanden, Mr. Marchand second, to forward a positive referral of the Fiscal Year 2019-20 Capital Improvement Plan to the Board of Selectmen as presented to the Planning and Zoning Commission on March 11, 2019; unanimously approved.

7. NEW BUSINESS:

A. PZC#19-06 – Special Permit – 398-406 Main Street – Owner: Aaron Landini Applicant: Impetus Properties, LLC Proposal: Mixed Use: Coffee Shop and Reserved Space for up to Five (5) future businesses and twenty-four residential units above.

Aaron Landini appeared before the Commission regarding this application. Mr. Landini explained that their market research revealed that the commercial space is too large and that breaking it up into smaller spaces would yield better results. It was noted that the application previously submitted should be modified so that the owner is reflected as Impetus Properties and the proposal is actually for “*Mixed Use: Coffee Shop and 7 Offices, Business Small Format on First Floor and twenty-four residential units above*”.

Mr. Marchand questioned whether the applicant had consulted with Torrington Area Health District to ascertain whether the proposed two bathrooms for the first floor of commercial space was adequate. Mr. Landini confirmed that he would look more into whether they have included enough bathrooms. He noted the proposal currently includes the coffee shop sharing the bathroom with the offices on that side of the building.

The site rendering that was included with the application was discussed. Mr. Marchand indicated that he would like more information regarding the parking, noting that the back lot is split between what the applicant owns and that which is owned by the Town and other buildings. Mr. Melycher noted that he would like more information on the dumpster. Mr. Landini reported that the majority of the parking behind the building is theirs. Mr. Marchand noted that information should be provided as to the exact number of parking spots that the applicant actually has. Mr. Closson noted that the Town may have more information about the parking in this regard. Staff noted that the site rendering is the only information found between the Building and Planning departments. Mr. Closson noted that he may have historical information about the parking that was produced from the Urban Development Group. Mr. Landini indicated that he believed the building has twenty-four spots in the rear lot.

MOTION: Mr. Closson, Mr. Marchand second, to accept Application #19-06 and schedule a public hearing for Monday, March 25, 2019; unanimously approved.

8. APPROVAL OF MINUTES: February 25, 2019

MOTION: Mr. Marchand, Mr. Melycher second, to approve the February 25, 2019 Minutes; unanimously approved.

9. COMMUNICATIONS:

A. Justin Giampolo, Burlington Construction RE 188 Grantville Road Driveway.

Staff reminded commissioners about a 2013 two-lot subdivision approval referred to as the Frank Yeary Subdivision. She relayed that the contractor wanted to be sure that the Commission had no objection to the current homeowner paving their driveway. The contractor had noted that it is a substantial expense and

wanted to be sure that no formal site plan modification was necessary. The consensus of the Commission was that no additional approvals from this group are necessary for the paving.

10. TOWN PLANNER'S REPORT:

It was noted that the Little Red Barn Brewery was progressing. Mr. Sanden noted he had visited the construction site and provided the commission with his observations. Mr. Closson questioned whether there had been any type of modifications sought for the requirement that the building be secured. Staff noted that there had not been and explained that it falls under the Building Code.

It was noted that Mr. Sanden, Mr. Closson, Mr. Martinez, and Mr. Melycher were signed up for the all-day Connecticut Bar Association Land Use Law seminar scheduled for Saturday, March 23, 2019 at Wesleyan University.

11. ADJOURNMENT:

MOTION: Mr. Closson, Mr. Marchand second, to adjourn at 7:41PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**