



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
Town of Winchester Town Hall  
338 Main Street - 2<sup>nd</sup> Floor - P. Francis Hicks Room  
July 9, 2018 – 7:00PM  
Regular Meeting Minutes**

**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

At the request of Mr. Sanden, Mr. Sadlowski conducted the roll call, noting that the following individuals were present: George Closson, and Alternates Peter Marchand and Lee Thomsen.

It was noted that Jerry Martinez and Barbara Wilkes were absent. Mr. Thomsen and Mr. Marchand were seated in their stead.

**3. AGENDA REVIEW:**

The agenda was modified to add *Cease and Desist: Lot 8B Tarringford Street* under Other Business.

Mr. Thomsen recused himself from the following application.

**4. PUBLIC HEARINGS:**

**A. PZC#18-12 – Special Permit 928 Main Street, Map 101, Block 103, Lot 009 Owner: Indian Meadow Management, LLC Applicant: Talal Algozy Proposal: Used Car Dealership and Repair Shop.**

**MOTION:** Mr. Closson, Mr. Marchand second, to reopen the public hearing in the matter of PZC#18-12 – Special Permit 928 Main Street, Map 101, Block 103, Lot 009 Owner: Indian Meadow Management, LLC Applicant: Talal Algozy Proposal: Used Car Dealership and Repair Shop; unanimously approved.

It was noted that a reply had been received from Attorney Kevin Nelligan regarding the encroachments of the rear portion of the lot, involving several sheds and a trailer. Additionally, the Commission was provided with the Minutes from the Architecture Review Committee.

Michael Karish appeared before the Commission on behalf of the owner of the site as well as the applicant, Talal Algozy. Mr. Karish noted that there are no plans to alter the drainage at the site and confirmed that there would be no changes to the topography. He noted that there would also be no changes to the lighting.

Mr. Marchand questioned whether the amount of signage would change at all, such as a sign on the front of the building. Mr. Karish indicated that it would not. Mr. Marchand questioned the number of cars that would be parked for sale at the location. Mr. Karish noted that there were two spots designated for customers with the balance of the spots to be allocated to the ones for sale. It was noted that the balance would be seven along with one under canopy.

**MOTION:** Mr. Closson, Mr. Sanden second, to close the public hearing in the matter of PZC#18-12 – Special Permit 928 Main Street, Map 101, Block 103, Lot 009 Owner: Indian Meadow Management, LLC Applicant: Talal Algozy Proposal: Used Car Dealership and Repair Shop until the next regular meeting on July 9, 2018; Mr. Sanden, Mr. Closson, Mr. Melycher and Mr. Marchand voting aye.

**5. OLD BUSINESS:**

**A. PZC#18-12 – Special Permit – 928 Main Street, Map 101, Block 103, Lot 009 Owner: Indian Meadow Management, LLC Applicant: Talal Algozy Proposal: Used Car Dealership and Repair Shop.**

**MOTION:** Mr. Closson, Mr. Melycher second, to approve Application PCZ#18-12 Special Permit Applicant Talal Algozy Owner: Indian Meadow Management, LLC Location: 928 Main Street Proposal: Used Car Dealership and Repair Shop Map: 101, Block: 103, Lot: 009, based on testimony and subject to the following conditions:

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 submitted plans by Dicara Land Surveying Services entitled, "Plot Plan – Used Car Dealership 928 Main Street – Route 44 Winchester, Connecticut Scale 1"=20' dated May, 2018, revised 6/2018" and landscaping plan as prepared by the owner.
3. No vehicles in a state of disrepair to be kept at the exterior of the site.
4. All cars for sale must be parked within the designated sale spaces.
5. Whole building to be painted an off-white color. Soffit to be painted light blue color. Said painting to be completed prior to the business opening.
6. Parking lot to be repaved and striped prior to the business opening;

*Motion passed with Mr. Sanden, Mr. Closson, Mr. Melycher, and Mr. Marchand voting aye.*

Mr. Thomsen rejoined the business of the meeting as a seated, participating member.

**6. NEW BUSINESS:**

**A. PZC#18-14 – Special Permit – Torrington Road (Various Properties from Lanson Drive Along East Side of Route 800) Owner: Various Owners Applicant: Town of Winchester Proposal: Construct Next Phase of Sue Grossman Trail.**

**MOTION:** Mr. Marchand, Mr. Melycher second, to accept Application PZC#18-14 – Special Permit – Torrington Road (Various Properties from Lanson Drive Along East Side of Route 800) Owner: Various Owners Applicant: Town of Winchester Proposal: Construct Next Phase of Sue Grossman Trail and schedule a public hearing for the July 23, 2018 regular meeting; unanimously approved.

**7. APPROVAL OF MINUTES – June 25, 2018:**

**MOTION:** Mr. Closson, Mr. Thomsen second, to approve the June 25, 2018 Minutes; Motion passed with Mr. Sanden, Mr. Closson, Mr. Marchand, Mr. Thomsen abstaining while Mr. Melycher abstained.

**8. COMMUNICATIONS:**

Mr. Sanden noted that a letter had been received regarding a modified telecommunications system at 108 Oakdale Avenue.

**9. TOWN PLANNER'S REPORT:**

Mr. Sadlowski distributed proposed changes to the Zoning Regulations. Among these were removing Hotel from the Rural Residential Zone and modification to allow the issuance of a zoning permit to even businesses that have been closed for more than 365 days. Mr. Sadlowski noted that what was provided regarding the latter was based upon the recommendation of Zoning Enforcement Officer Marc Melanson. Finally, the changes included outdoor dining for the Tap/Tasting Room.

Mr. Sadlowski reported that the LaPointe Cease and Desist Order went out, that the owner likely has received it and that the Commission will wait to see what the response is. Mr. Closson questioned another sea container on Torrington Road. Mr. Sadlowski was advised to forward a communication to that owner at the blasting company that a modified site plan is necessary for those.

**10. OTHER BUSINESS:**

**A. Cease and Desist: Lot 8B Tarringford Street.**

Regarding the Cease and Desist on Tarringford Street, Mr. Sadlowski explained that the order had been returned as undelivered. He noted that a payment request has been submitted so that the Order might be served on Mr. Chomak in Texas. He hoped that this would be sent out for service this week. It was noted that trucks are continuing to run in and out at this location still. Mr. Sadlowski explained that the order must be served upon the owner, not the operator. Mr. Melycher questioned whether the owner was indeed in Texas or could he be here in Connecticut. Mr. Sadlowski was confident that the owner is in Texas, noting that he has talked to him, and is selling the real estate to the operator, Mr. Bachand.

Mr. Marchand questioned who Ralph Stanton, PE, was retained by. Mr. Sadlowski indicated that the person doing the work, Mr. Bachand, retained the services of Mr. Stanton.

Mr. Sadlowski indicated that he would likely have a check from the Finance Department in the next day or two, that he would overnight the payment, and that the owner would be served by the end of the week.

**11. ADJOURNMENT:**

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

**Respectfully submitted,**

**Pamela A. Colombie  
Recording Clerk**