



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
June 25, 2018 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

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

2. ROLL CALL:

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

It was noted that Art Melycher was absent. Mr. Thomsen was seated for Mr. Melycher.

3. AGENDA REVIEW:

No changes were made to the agenda.

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, Ms. Wilkes second, to open 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.

The legal ad was read aloud, with it noted as having been published the requisite two times.

Mr. Sadlowski noted that a copy of a letter supporting this application had been received from Torrington City Planner Marty Connor. Additionally, he noted that the Fire Marshal and Police Chief had no comments. He reminded the Commission that while this location had been previously approved for a used car dealership, it had not included approvals for automobile repairs.

Michael Karish, partner in Indian Meadow Management, LLC, accompanied by the applicant, Talal Algozy, appeared before the Commission regarding this application. The certificate(s) of mailing, providing proof that notice of the public hearing to the abutting neighbors, were not submitted. Mr. Algozy assured the Commission that those would be submitted on the morning following this meeting.

Mr. Sanden questioned the existing four or five sheds and trailers that encroach the neighboring properties, in the trailer park portion of the site, depicted on the site plan. He questioned whether an approval by this Commission would effectively accept and lend credence to them. Mr. Sadlowski indicated that he would seek a legal opinion on the matter from the Town's legal counsel, Attorney Kevin Nelligan.

Mr. Karish pointed out the improvements he has made to the property in terms of cleaning up the site. Explaining that he has only owned it since December of 2015, he noted that he had some issues to resolve with the previous tenant. He assured commissioners that the building will be painted. He noted that he expects it to be deemed an environmentally clean site very soon.

The landscaping plan was reviewed. Mr. Karish explained that he personally completed the landscaping plan as a layman, having documented what was already there preexisting and is proposing only two new plants. Mr. Sadlowski noted that pursuant to the Zoning Regulations, the lot will have to be paved and striped before the applicant is open for business. Mr. Closson questioned whether the dumpster is just sitting on the lot at the site. Mr. Karish explained that there is a stockade fence surrounding the dumpster, pointing to the dumpster detail on the plan in the location of the existing pine trees. He noted that Eversource and Frontier have visited the site as have four tree companies. Mr. Karish indicated that these trees will be removed. Mr. Closson questioned whether the dumpster is resting on the asphalt or is located on a concrete pad. Mr. Karish indicated that the dumpster rests on the asphalt and is on wheels.

Mr. Sanden questioned whether a clarification was needed on the plan to reflect that the lot be repaved. Mr. Sadlowski noted that it must be repaved in order to stripe the spaces. Mr. Sadlowski reported that the applicant and owner have confirmed that this will be done. He noted that it can also be added as a condition.

It was noted that the application had not yet been reviewed by the Architectural Review Committee.

The hearing was open to the public for comment.

Rose McKenna of 936 Main Street, Unit #1 spoke in favor of the proposal, noting that she has resided at this location for nine years and that it has never looked as good as it does now.

Frances McKenna also of 936 Main Street, Unit #1, spoke in favor of the project too, noting that prior to this owner the site was lacking dumpsters and commended the efforts of the current owner, Mr. Karish.

MOTION: Mr. Closson, Mr. Sanden second, to continue 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; unanimously approved.

5. OLD BUSINESS:

A. PZC#18-09 – Site Plan – 157 Colebrook River Road, Map 011, Block 150, Lot 048B Owner: Electric Motion Company, Inc. Applicant: Borghesi Building & Engineering Proposal: Expansion of Existing Parking Lot For Total of 198 Spaces, Relocation of Existing Hydrant, and Construction of Detention Basin.

Rob Blanchette appeared before the Commission regarding this application. Mr. Blanchette went over the site plan, reviewing the existing parking and proposed new spaces. He reminded the Commission of the relocation of the fire hydrant and noted that the Inland Wetlands and Watercourses Commission approved the proposed work, including the construction of the detention basin. Mr. Blanchette noted that the hydrology at the site will remain the same.

Mr. Sadlowski reported that he had visited the site, observed the existing ditch, noting that it was well vegetated and observed no issues with it.

MOTION: Mr. Closson, Ms. Wilkes second, to approve Application PZC#18-09 – Site Plan – 157 Colebrook River Road, Owner: Electric Motion Company, Inc. Applicant: Borghesi Building & Engineering Proposal: Expansion of Existing Parking Lot For Total of 198 Spaces, Relocation of Existing Hydrant, and Construction of Detention Basin, Map 011, Block 150, Lot 048B. 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 prepared by Borghesi Building & Engineering Co., Inc. entitled, "Project: Electric Motion Company, Inc. Parking Expansion 157 Colebrook River Road (CT Route 8) Winchester, CT Scale As Noted, Sheet(s) No. SP1, SP2, SP3, SP4, Photo Metric, SPD1, and SPD2", dated 04-13-18;

Unanimously approved.

B. 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.

The application was continued to the next regular meeting.

6. NEW BUSINESS:

None.

7. APPROVAL OF MINUTES – June 11, 2018:

MOTION: Mr. Closson, Ms. Wilkes second, to approve the June 11, 2018 Minutes; Motion passed with Mr. Sanden, Mr. Closson, and Ms. Wilkes voting aye while Mr. Martinez and Mr. Thomsen abstained.

8. COMMUNICATIONS:

No communications were noted.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski reported that the expansion of the Sue Grossman Trail is currently being reviewed by the Inland Wetlands and Watercourses Commission. He indicated that approval for a Special Permit is also required by this board thereby requiring a public hearing. Mr. Sadlowski noted that this will be tentatively scheduled for the second meeting in July.

Mr. Marchand questioned whether the Cease and Desist Order was sent out regarding the Tarringford Street property. Mr. Sadlowski confirmed. He noted that an Order was also sent to LaPointe's Floor Covering at 2 East Lake Street to remove the outdoor storage containers.

10. OTHER BUSINESS:

None.

11. ADJOURNMENT:

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

**Respectfully submitted,
Pamela A. Colombie, Recording Clerk**