



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
Town of Winchester Town Hall  
338 Main Street - 2<sup>nd</sup> Floor - P. Francis Hicks Room  
June 11, 2018 – 7:00PM  
Regular Meeting Minutes**

**1. CALL TO ORDER:**

Chairman Craig Sanden called the meeting to order at 7:04PM.

**2. ROLL CALL:**

At the request of Mr. Sadlowski conducted the roll call, noting that the following individuals were present: George Closson, Art Melycher, Barbara Wilkes and Alternate Peter Marchand.

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

**3. AGENDA REVIEW:**

No changes were made to the agenda.

**4. PUBLIC HEARINGS:**

**A. PZC#18-11 – Special Permit 32 Lake Street, Map 110, Block 046, Lot 015, Owner: PB Projects IV LLC Applicant: Brian L. Lyman Proposal: Special Permit for Use – Industrial Heritage Re-use, Mixed-use Building, Brewery, Micro, and Tap/Tasting Room.**

**MOTION:** Mr. Closson, Mr. Melycher second, to open the public hearing in the matter of PZC#18-11 – Special Permit 32 Lake Street, Map 110, Block 046, Lot 015, Owner: PB Projects IV LLC Applicant: Brian L. Lyman Proposal: Special Permit for Use – Industrial Heritage Re-use, Mixed-use Building, Brewery, Micro, and Tap/Tasting Room; unanimously approved.

The legal ad was read aloud, with it noted as having been published the requisite two times on May 31, 2018 and June 4, 2018.

Mr. Sadlowski noted that the request in the application for a mixed-use is not needed.

Brian Lyman, accompanied by Parker Benjamin Analyst Jack Reese as well as Nils Johnson of Little Red Barn Brewer, appeared before the Commission regarding this application. Mr. Lyman noted that the proposed site plan has been updated to include topo lines and the addition of two handicap parking spaces for a total of five handicap spots. Mr. Lyman noted that details have been submitted on the wall pack lighting as well as on the landscaping planters and parking bollards surrounding the patio space for Little Red Barn Brewers.

With respect to the patio, Mr. Sadlowski reported that the applicant would like to install one for now to be utilized as part of the entrance area. Mr. Sadlowski noted that patron use of the patio will need to wait until after a tweaking of the Zoning Regulations in order to permit such a use.

Mr. Lyman reminded commissioners that the project will include shops, galleries, lifestyle business offices and the Little Red Barn Brewery. Mr. Reese explained that the applicant is also seeking a Special Permit for Industrial Heritage Reuse to redevelop the site appropriately, allowing relief from any parking requirements. He noted that additional special permits were being sought for the brewery use and tap/tasting room.

Mr. Closson questioned how the water drains currently. Mr. Lyman explained that it sheetflows currently toward the Mad River and Highland Stream. He noted that the entire parking lot will be repaved with essentially no change to the existing grade. Mr. Lyman noted the location of the silt fence already installed as well as the location of where it will be installed. He also noted the area of stone to be installed to further slow the water.

Mr. Closson questioned the location of the planters. Mr. Lyman noted that they have not been placed on the site plan, yet, but will submit a plan at a later date.

The existing curb cut to the site was reviewed. It was noted that there were no other access points on the site. The access to the public utilities of water and sewer were reviewed.

The hearing was open to the public for comment.

Jack Bourque, identifying as a Selectman and BOS Liaison to this commission, spoke in support of the proposal, urging the Commission to approve the proposal.

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

#### **5. OLD BUSINESS:**

**A. PZC#18-11 – Special Permit 32 Lake Street, Map 110, Block 046, Lot 015, Owner: PB Projects IV LLC Applicant: Brian L. Lyman Proposal: Special Permit for Use – Industrial Heritage Re-use, Mixed-use Building, Brewery, Micro, and Tap/Tasting Room.**

Mr. Sanden opined that the proposal met the criteria outlined in the Zoning Regulations relative to Special Permit approval.

**MOTION:** Mr. Closson, Mr. Melycher second, to approve Application #18-11 Special Permit Applicant: Brian L. Lyman Owner: PB Projects IV LLC 32 Lake Street – Special Permit for Use – Industrial Heritage Re-use, Micro Brewery, Tap/Tasting Room Map 110, Block 046, Lot 015, 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, as prepared by DiCara Land Surveying Services, titled: "Site Plan Winsted Edgeworks Meadow Street Lake Street Winchester, Connecticut dated May, 2018 revised 6-5-18".
3. The following uses are allowed within the building: office (small business format), restaurant, retail (small grocery format), retail (personal service), and retail (small shop).
4. Industrial Heritage Re-use provides relief from coverage and landscape requirements.
5. Brewery and Tap/Tasting Room are allowed under this permit along with the installation of a patio. Patio use will be restricted to entrance/exit only until further approvals are complete to allow outdoor seating.
6. Planner may make minor site plan changes that do not materially change the plan. Minor exemptions for structural features such as overhangs, etc. can be administratively approved by the Town Planner.

*Unanimously approved.*

**B. 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. (Continued to June 25, 2018)**

Rob Blanchette appeared before the Commission regarding this application. He addressed the number of handicap parking spaces included in the proposal. Mr. Blanchette explained that the state building code requires one per twenty-five spaces up to the first 100 spaces in a lot and then the threshold increases to one per fifty thereafter up to a lot with 200 spaces, which would net a requirement of six. He noted that the proposal with 198 spots would require six handicap spots, which have been included as part of their plan.

Mr. Blanchette noted that the other outstanding item from the last meeting was whether the lighting met the code requirements. He noted that there was no code requirement but that a recommended minimum is .3 but that his client would likely have .5. The soffit candles, however, will bring it up to a four or five foot-candle.

Mr. Blanchette noted that the fire hydrant will be relocated in the corner island with the other hydrant near the loading dock remaining where it is.

The Commission took no action on the application as Mr. Blanchette explained the project was still before the Inland Wetlands and Watercourses Commission.

**6. NEW 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.**

Mr. Sadlowski explained that while the site had previously been approved for a used car dealership, approval had not ever been sought nor received for use as a repair shop. He also noted that while the property has been cited for blight, it has recently been cleaned up quite a bit.

Mr. Sanden observed the number of encroachments that exist in the rear of the lot. Mr. Sadlowski noted that those encroachments are all pre-existing. Mr. Closson recalled that planters were included in the previous site plan approval for the used car dealership and noted that they had never been installed.

Michael Karish, representing Indian Meadow Management, LLC, accompanied by the applicant, Talal Algozy, appeared before the Commission regarding this application. Mr. Karish noted that he had submitted a landscaping plan this evening. He noted that the survey will be updated to show that the entrance to the building does not flow directly into the service area, explaining that this distinction will be necessary to gain the Department of Motor Vehicle approval.

**MOTION:** Mr. Closson, Ms. Wilkes second, to accept Application 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 and schedule a public hearing for June 25, 2018; unanimously approved.

**7. APPROVAL OF MINUTES – May 29, 2018:**

**MOTION:** Mr. Closson, Mr. Melycher second, to approve the May 29, 2018 Minutes; Motion approved with Mr. Sanden, Mr. Closson, Mr. Melycher, and Mr. Marchand voting aye while Ms. Wilkes abstained.

**8. COMMUNICATIONS:**

No communications were noted.

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

Mr. Sadlowski provided updates on the tank removal underway at the gas station at 60 South Main Street. He noted that the gas station near McDonald's will likely be seeking approval for their remodeling.

Mr. Sadlowski noted that he has received confirmation from Professional Engineer Ralph Stanton that an application is being drafted for the Chomak property on Tarringford Road. Mr. Sadlowski noted that a pond is being dug at this location without a permit and confirmed that gravel is being sold from the site.

Discussion ensued.

**MOTION:** Mr. Marchand, Mr. Melycher second, that a Cease and Desist Order be issued to this property for any excavation of materials; unanimously approved.

**10. OTHER BUSINESS:**

The Commission reviewed page 44 of the Zoning Regulations, discussing the allowances provided for sign size at commercial spaces. It was agreed that the wording relative to the limit of 40 square feet ought to be clarified.

**11. ADJOURNMENT:**

**MOTION:** Mr. Closson, Mr. Marchand second, to adjourn at 7:58PM; unanimously approved.

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