



**TOWN OF WINCHESTER  
PLANNING AND ZONING COMMISSION  
Town of Winchester Town Hall  
338 Main Street - 2<sup>nd</sup> Floor - P. Francis Hicks Room  
May 29, 2018 – 7:00PM  
Regular Meeting Minutes**

**1. CALL TO ORDER:**

Chairman Craig Sanden called the meeting to order at 7:06PM.

**2. ROLL CALL:**

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

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

**3. AGENDA REVIEW:**

No changes were made to the agenda.

**4. PUBLIC HEARINGS:**

**A. Discuss and consider adoption of changes to Zoning Regulations.**

**MOTION:** Mr. Closson, Mr. Melycher second, to open the public hearing to discuss and consider adoption of changes to Zoning Regulations; unanimously approved.

Mr. Sadlowski read into the record the legal notice for the public hearings, noting that it had been published the requisite two times in the Republican American on May 15, 2018 and May 22, 2018. He noted that the changes had been filed with the Town Clerk, with the Winchester Town Manager, the neighboring Town Clerks and the Northwest COG. Mr. Sadlowski also noted that comments had been received from the COG, confirming that they had no concerns with the proposed changes and noted that the proposed changes did not conflict with the regional Plan of Conservation and Development. Although not a requirement, Mr. Sadlowski reported that letters had been sent to the owners of the four properties that were proposed to undergo zone changes.

The proposed changes to the Zoning Regulations were briefly described by Mr. Sadlowski. Those changes included:

- Removing *Medical Office, Large Format* from the permitted uses allowed in Town Center Zone;
- New language to the Highland Lake District allowing improvements to be made to decks and patios for handicap accessibility;
- Modifications to the language governing what constitutes discontinuance of non-conforming uses;
- Changes to voluntary demolitions;
- Setback exemptions for architectural features such as overhangs, gutters, and bay windows;
- Changes to the regulations governing signs to allow free-standing signs or monuments on property owned by the government or non-profit organizations;
- Language relative to who an owner of a Bed and Breakfast can be;
- Procedures for the acceptance by the Town of Open Space land; and
- Definition of Accessibility changed.

Mary Ann Lauretti of 100 Hurlbut Street addressed the Commission regarding her property, noting that hers is one proposed for a zone change. She questioned whether the setbacks of the neighboring business at 2 East

Lake Street would change as a result of this. It was noted that his buffer requirements would change if the properties abutting his were no longer zoned Highland Lake Business District.

Ms. Laretti also reported that there are trailers that have been moved in at that neighboring property, situated very near the property line. She shared concerns she has with whether they are dangerous. Mr. Sadlowski reported that some, if not all, of the containers were located on the property previously but have since been moved back. He noted that he was unsure whether these containers were ever permitted. Mr. Sadlowski reported that he had sent a letter to the owner, Ron LaPointe, to advise that a permit application will be necessary.

Ron Rudek, owner of 165 Lake Street, accompanied by the contracted buyer of this property, Eric Richard, appeared before the Commission regarding the properties proposed to undergo a zone change. Mr. Rudek implored the Commission to not remove his property from the Highland Lake Business District, explaining that he purchased it 29 years ago with the intention of locating his office at this location.

**MOTION:** Mr. Closson, Mr. Sanden second, to close the public hearing relative to the proposed changes to the Zoning Regulations; unanimously approved.

**B. Discuss and consider adoption of changes to Zoning Maps.**

**MOTION:** Mr. Closson, Mr. Marchand second, to open the public hearing to discuss and consider adoption of changes to Zoning Maps; unanimously approved.

**MOTION:** Mr. Closson, Mr. Marchand second, to carry forward the public input received from the preceding Public Hearing; unanimously approved.

The four properties proposed for zone changes included 100 Hurlbut Street, 6 East Lake Street, 120 East Lake Street and 165 Lake Street. Consensus of the Commission was to change 100 Hurlbut Street from Highland Lake Business District (HLBD) to Town Single Family (TSF), to change 6 East Lake Street and 120 East Lake Street from HLBD to Highland Lake District (HLD), and for 165 Lake Street to remain in the HLBD.

**MOTION:** Mr. Closson, Mr. Sanden second, to close the public hearing relative to the proposed changes to the Zoning Maps; unanimously approved.

**5. OLD BUSINESS:**

**A. Discuss and consider adoption of changes to Zoning Regulations.**

**MOTION:** Mr. Closson, Mr. Melycher second, to modify the Zoning Regulations as presented including the adjustments detailed in a memo dated May 24, 2018 from the Town Planner, having reviewed all of the said changes and finding them compatible with the Plan of Conservation and Development, with an effective date of June 11, 2018; unanimously approved.

**B. Discuss and consider adoption of changes to Zoning Maps.**

**MOTION:** Mr. Closson, Mr. Melycher second, to modify the Zoning Maps as follows: 6 East Lake Street and 120 East Lake Street to the Highland Lake District and 100 Hurlbut Street to Town Single Family, having found these changes to be compatible with the Plan of Conservation and Development, establishing the effective date as June 11, 2018; unanimously approved.

**6. NEW 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.**

Brian Lyman, accompanied by Nils Johnson of Little Red Barn Brewers, appeared before the Commission regarding this application. It was noted that staff review comments had been received and shared with the applicant.

Mr. Melycher questioned the number of handicap accessible parking spots included in the plan, explaining that he observed three but advised that five were required. The parking table was reviewed with Mr. Lyman noting that there were 57 parking spots depicted as part of his Special Permit application. Mr. Sadlowski explained that the Town Center zone did not have a minimum parking space requirement.

Mr. Closson questioned the drainage, noting that grades were not depicted on the plan. Mr. Lyman explained that the parking lot is going to be repaved and that because the grade cannot be changed at the location, the water will sheetflow as it always has. Mr. Closson noted that some details about how the water will flow should be included.

Mr. Lyman noted that he had a meeting with the Department of Public Works to determine the best location for water and sewer connections.

Mr. Lyman reported that the duration of this redevelopment project is likely to last about three years. He explained that the micro-brewery will be the first tenant. He noted that the entire parking lot will be paved at one time.

Hours of operation of the brewery were reviewed. Mr. Johnson noted that the tap tasting room will be open Saturdays and Sundays from 12:00PM to 10:00PM, year-round. He requested latitude with summer hours to allow purchases to be made at the tap tasting room, with an earlier opening time at 10:00AM.

**MOTION:** Mr. Closson, Mr. Marchand second, to accept Application 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 and to schedule a public hearing for June 11, 2018; unanimously approved.

**7. APPROVAL OF MINUTES – May 14, 2018:**

**MOTION:** Mr. Melycher, Mr. Closson second, to approve the May 14, 2018 Minutes; Motion approved with Mr. Closson, Mr. Melycher, and Mr. Thomsen voting aye while Mr. Sanden and Mr. Marchand abstained.

**8. COMMUNICATIONS:**

The Commission was reminded that Land Use Attorney Mark Branse will present a land-use training the following evening, May 30, 2018, beginning at 6PM.

**9. TOWN PLANNER’S REPORT:**

Mr. Sadlowski noted that there have been approximately fifty responses received from the Short Term Rental Review Committee. He noted that Hartford Hospital has indicated that the South Main Street proposed development remains a high priority site. He also shared updates on ECAD and the American Mural Project.

**10. OTHER BUSINESS:**

None.

**11. ADJOURNMENT:**

**MOTION:** Mr. Closson, Mr. Marchand second, to adjourn at 8:27PM; unanimously approved.

Respectfully submitted,  
Pamela A. Colombie, Recording Clerk