



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
May 22, 2017 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:05PM.

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, Pete Marchand and Lee Thomsen.

It was noted that Art Melycher was absent excused. Mr. Marchand was seated in his stead.

3. AGENDA REVIEW:

No changes were made to the Agenda.

4. APPROVAL OF MINUTES – May 8, 2017:

The May 8, 2017 Minutes should be amended to reflect the following:

Under Roll Call, it should reflect that Mr. Marchand and Mr. Thomsen were both absent excused.

MOTION: Mr. Closson, Ms. Wilkes second, to approve the May 8, 2017 Minutes as amended; Motion passed with Mr. Sanden, Ms. Wilkes, Mr. Closson, and Mr. Martinez voting aye while Mr. Marchand abstained.

5. PUBLIC HEARING:

A. PZC#17-10 Special Permit – 277 North Main Street, Map 107, Block 036, Lot 5614 Applicant: Sharon E. Hines Owner: Michael Perugini Special Permit under III-C-3d – Change Non-Conforming Manufacturing Use and to Allow Shared Parking Under 3.c.e. Parking required: 4 for retail, 18 for apartments, 3 for laundromats = 25 Spaces.

MOTION: Mr. Closson, Ms. Wilkes second, to open the Public Hearing in the matter of PZC#17-10 Special Permit – 277 North Main Street, Map 107, Block 036, Lot 5614 Applicant: Sharon E. Hines Owner: Michael Perugini Special Permit under III-C-3d – Change Non-Conforming Manufacturing Use and to Allow Shared Parking Under 3.c.e. Parking required: 4 for retail, 18 for apartments, 3 for laundromats = 25 Spaces; unanimously approved.

Mr. Sadlowski read the legal notice into the record, reporting that it had been published the requisite two times in the Republican American on May 10, 2017 and May 15, 2017.

Mr. Sadlowski reported that staff comments were received from Police Chief William Fitzgerald and Fire Marshal Steve Williams. He noted that neither had expressed concerns with the application. Mr. Sadlowski reported that Department of Public Works Director Jim Rollins had indicated that a back-flow preventer will be needed for this use. He noted that Building Official/Zoning Enforcement Officer Marc Melanson had also provided comments.

Mr. Sanden questioned whether there is a time limit on surveys. Mr. Sadlowski indicated that the Zoning Regulations do not include one.

Sharon Hines appeared before the Commission regarding this application. She noted that she will not have employees and will be on the site during the day. Ms. Hines explained that not all of the tenants have automobiles at this location and that those that do are often not at home during the day. She noted that she plans to have six washing machines and six dryers to begin. Ms. Hines indicated that she plans to be open from 8:00AM to 7:00PM during weekdays, 8:00AM to 6:00PM on Saturdays and 8:00AM to 5:00PM on Sundays. She explained that she intends to close for one day per week after operating her business for three months and determining which day is the slowest. Handicap access was discussed. Ms. Hines noted that it is in her plans as she has been working on this proposal for a year, having lined the chimney and installed ventilation at the site.

Mr. Sadlowski indicated that he had prepared some suggestions for conditions for the Commission to consider in an approval. He provided the applicant with a copy of them and reviewed them during the public hearing with her, one by one. Mr. Sanden confirmed with the applicant that she understood and agreed with each of these conditions. Ms. Hines confirmed.

The Commission reviewed and considered the conditions for a Special Permit.

MOTION: Mr. Closson, Mr. Marchand second, to close the public hearing in the matter of PZC#17-10 Special Permit – 277 North Main Street, Map 107, Block 036, Lot 5614 Applicant: Sharon E. Hines Owner: Michael Perugini Special Permit under III-C-3d – Change Non-Conforming Manufacturing Use and to Allow Shared Parking Under 3.c.e. Parking required: 4 for retail, 18 for apartments, 3 for laundromats = 25 Spaces; unanimously approved.

6. OLD BUSINESS:

A. PZC#17-10 Special Permit – 277 North Main Street, Map 107, Block 036, Lot 5614 Applicant: Sharon E. Hines Owner: Michael Perugini Special Permit under III-C-3d – Change Non-Conforming Manufacturing Use and to Allow Shared Parking Under 3.c.e. Parking required: 4 for retail, 18 for apartments, 3 for laundromats = 25 Spaces.

MOTION: Mr. Closson, Ms. Wilkes second, to approve Application #17-10 Special Permit Applicant: Sharon E. Hines Owner: Michael Perugini Location: 277 North Main Street Proposal: Special Permit under III-C-3d – Change Non-Conforming Manufacturing Use to Laundromat Use and to Allow Shared Parking Under 3.c.e. Parking required: 4 for retail, 18 for apartments, 3 for laundromats = 25 spaces Map: 107 Blk: 036, Lot(s): 5614. 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. Approvals as per the submitted drawings, as prepared by Colby Engineering and Consulting "Site Development Plan Prepared for Michael Perugini North Main Street Property Winsted, CT Date: 6/25/04 Revision Date: 7/7/04 Scale 1"=20' "
3. That the space on the southern half of the building, consisting of approximately 1007 square feet, is hereby approved for a laundromat use in substitution of the existing non-conforming business use that has historically existed in the building as allowed in section III-C-3-d. If at any time the laundromat wishes to expand into the remaining portion of the building, a separate approval will be required from the Commission. This approval is limited to half of first floor as indicated on the plans only.
4. That the Commission has found that the proposed use is similar to the existing non-conforming use that no building alterations other than trade fixtures will need to be made and the substitute non-conforming use will not create any impacts on the public dissimilar to the existing non-conforming use.
5. That the Commission has found that the existing parking needs for the existing and proposed uses are sufficiently varied that a reduced number of parking spaces would provide adequately for all uses served by the designated parking area or facility. This reduced number will be 16 spaces, or a decrease of

46.6%, as allowed under section 3.E.1.e of the Zoning Regulations (up to a 50% decrease allowed). Additional parking is also available on Main Street, which is not counted in this calculation.

6. That the building be painted in full before the final zoning permit is signed to assure the business and building will better blend in with the neighborhood and to assure property is attractive and suitable in relation to the site and the existing and probable future character of the neighborhood in which the business is to be located in.
7. That the laundromat use be limited to full-service or self-service laundry services and the sale of laundry soap, softeners, bleach and other similar laundry needs for use within the facility. Vending machines may be utilized to allow the sales of drinks or snack foods.
8. That an enclosure around the dumpster and an additional accessible parking space, as approved by the Zoning Enforcement Official be installed as required by the Regulations, located on north side of building adjacent to stairway; unanimously approved.

7. NEW BUSINESS:

None.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER'S REPORT:

Mr. Sanden noted that a copy of the Town Planner's report was provided to each commissioner, noting the progress at the various projects in town including the Sue Grossman Trail, blight and Lambert Kay. He reported that the Cannavo's have submitted an application this date, which the Commission will formally receive at their next regular meeting, to build a 5,000-square foot commercial building near Crystal Peak.

10. OTHER BUSINESS:

A. Zoning Regulations.

Copies of the map changes were discussed and reviewed by the Commission. The Public Hearing for the changes to the Regulations and Zoning Maps was scheduled for July 10, 2017.

B. Architectural Review Committee – Vacancy.

It was noted that Bruce Benedetto has sold his home and moved from town. This has created a vacancy on the Architectural Review Committee.

MOTION: Mr. Closson, Mr. Marchand second, **to adjourn at 7:51PM; unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Clerk