



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
May 8, 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, Art Melycher and Barbara Wilkes (7:16PM).

It was noted that Pete Marchand and Lee Thomsen.

3. AGENDA REVIEW:

No changes were made to the Agenda.

4. APPROVAL OF MINUTES – April 24, 2017:

MOTION: Mr. Melycher, Mr. Closson second, to approve the April 24, 2017 Minutes; Motion passed with Mr. Sanden, Mr. Closson, and Mr. Melycher voting aye while Mr. Martinez was opposed.

5. PUBLIC HEARING:

A. PZC#17-06 Special Permit – 142 Laurel Way, Map 031, Block 153, Lot 021F Applicant: Alain Jacques and Jacqueline Jacques Owner: Alain Jacques and Jacqueline Jacques Proposal: Permit for Accessory Use.

MOTION: Mr. Closson, Mr. Melycher second, to open the public hearing in the matter of PZC#17-06 Special Permit – 142 Laurel Way, Map 031, Block 153, Lot 021F Applicant: Alain Jacques and Jacqueline Jacques Owner: Alain Jacques and Jacqueline Jacques Proposal: Permit for Accessory Use; unanimously approved.

The applicants nor any representative were present regarding this application. Mr. Sadlowski reported that he had contacted Torrington Area Health District and they indicated that they had not received any additional information from the applicants. Mr. Sadlowski noted that absent a request from the applicants for an extension of time, the Commission ought to consider denying the application, without prejudice.

MOTION: Mr. Closson, Mr. Melycher second, to close the public hearing in the matter of PZC#17-06 Special Permit – 142 Laurel Way, Map 031, Block 153, Lot 021F Applicant: Alain Jacques and Jacqueline Jacques Owner: Alain Jacques and Jacqueline Jacques Proposal: Permit for Accessory; unanimously approved.

6. OLD BUSINESS:

A. PZC#17-06 Special Permit – 142 Laurel Way, Map 107, Block 03153, Lot 021F Applicant: Alain Jacques and Jacqueline Jacques Owner: Alain Jacques and Jacqueline Jacques Proposal: Permit for Accessory Use.

MOTION: Mr. Melycher, Mr. Closson second, to deny the application in the matter of PZC#17-06 Special Permit – 142 Laurel Way, Map 107, Block 03153, Lot 021F Applicant: Alain Jacques and Jacqueline Jacques Owner:

Alain Jacques and Jacqueline Jacques Proposal: Permit for Accessory Use, without prejudice; unanimously approved.

7. NEW 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.

Sharon Hines appeared before the Commission regarding this application. Mr. Sadlowski explained that this building formerly was used for manufacturing with the upper floor subsequently converted to apartments. It was noted that the applicant is seeking to set up a small laundromat on the left side of the first floor space with six washing machines and six dryers. He explained that since there is already a non-conforming use in the space, there is a provision within the Zoning Regulations to allow one non-conforming use to be changed to another non-conforming use via Special Permit.

With regards to parking, Ms. Hines explained that not all the tenants residing at the building have automobiles. She noted that parking will likely not be a problem for those individuals with automobiles as the laundromat would be closed once they return from work. She explained that she already has four washing machines and four dryers but intend to order two more of each.

Mr. Closson questioned whether there was a site plan for this application. Mr. Sadlowski explained that the site plan from the store application has been included in the packages for the Commission. It was noted that the applicant would be occupying approximately +900 square feet. It was noted that the Commission would like to receive comments from Building Inspector/Zoning Enforcement Officer Marc Melanson. Ms. Hines explained that Mr. Melanson had indicated that the chimney should be lined, ventilation should be installed, and a new gas meter to be installed. She reported that all this work has been done.

MOTION: Mr. Melycher, Mr. Closson second, to accept this application and schedule a public hearing for y 22, 2017; unanimously approved.

It was noted that the applicant should depict on the submitted site plan, the area of the building she intends to occupy. Ms. Hines also reported that the owner of the building has indicated that he intends to paint the building.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER’S REPORT:

Mr. Sadlowski reviewed the progress occurring at 10 Bridge Street.

10. OTHER BUSINESS:

A. Zoning Regulations.

It was noted that the section on Liquor Permit was going to be removed, thereby leaving the regulating of liquor stores to the State. Mr. Sadlowski had provided suggested changes regarding Accessory Structures. It was noted that the size of this should be reduced to 200 square feet. Mr. Closson indicated that he would relay the typographical errors he found.

It was noted that the requirement for the notice to the abutters for public hearings should be to only immediate abutters as well as posting a sign for passers-by.

The map adjustments discussed include changing the zones of Kentucky Fried Chicken and the Industrial. Mr. Closson noted that the hospital’s property extending down to Route 44 should be changed to Town Gateway.

The Commission also discussed changing some small lots on Bank Street to Town Single Family as well as land on Burwell Street to Town Center.

Mr. Sadlowski noted that the public hearing on these changes would likely be set for a public hearing within 90 days.

11. ADJOURNMENT:

MOTION: Mr. Closson, Ms. Wilkes second, **to adjourn at 7:49PM; unanimously approved.**

Pamela A. Colombie
Recording Clerk