



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
March 13, 2017 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

Chairman Craig Sanden called the meeting to order at 7:03PM.

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, Barbara Wilkes, Pete Marchand and Lee Thomsen.

3. AGENDA REVIEW:

It was agreed that Agenda Item *10A Review Town Manager's Proposed Capital Improvement Budget pursuant to Section 1106D of the Town Charter* would occur after the approval of Minutes.

4. APPROVAL OF MINUTES – February 13, 2017:

MOTION: Mr. Closson, Mr. Martinez second, to approve the February 13, 2017 Minutes; Motion passed with Mr. Sanden, Mr. Closson, Mr. Martinez, Mr. Marchand and Mr. Thomsen voting aye while Ms. Wilkes and Mr. Melycher abstained.

5. REVIEW TOWN MANAGER'S PROPOSED CAPITAL IMPROVEMENT BUDGET PURSUANT TO SECTION 1106D OF THE TOWN CHARTER.

Town Manager Bob Geiger appeared before the Commission, noting that they had been provided with a copy of the Proposed Capital Improvement Budget. He noted that it includes appropriating \$1.4M on roads this year as well as a plan to not borrow money but instead pull it from the town's fund balance and LOCIP. Discussion followed about this. Purchasing a new excavator, police cruiser, and a salt shed are also included, Mr. Geiger explained.

MOTION: Mr. Closson, Mr. Melycher second, to endorse the Capital Budget as presented; unanimously approved.

6. PUBLIC HEARING:

None.

7. OLD BUSINESS:

None.

8. NEW BUSINESS:

A. PZC #17-02 Special Permit – 90 Torrington Road, Map 033, Block 158, Lot 038AA Applicant: Center Subaru Owner: MLG Proposal: Storage Business, Outdoor Limited.

Mr. Martinez questioned whether the issues detailed within Zoning Enforcement Officer Marc Melanson's staff review comments were being addressed. Mr. Sadlowski reported that the applicant will need to address them at the next meeting.

MOTION: Mr. Closson, Ms. Wilkes second, to accept the application in the matter of PZC #17-02 Special Permit – 90 Torrington Road, Map 033, Block 158, Lot 038AA Applicant: Center Subaru Owner: MLG Proposal: Storage Business, Outdoor Limited and to schedule a public hearing in this matter for March 27, 2017; unanimously approved.

B. PZC #17-03 Excavation Renewal – 182 Torrington Road, Map 039, Block 158, Lot 019B Applicant/Owner: Pieritalo Bauchiero Proposal: Earth Excavation Renewal.

MOTION: Mr. Closson, Mr. Melycher second, to approve application PZC#17-03 **Excavation Renewal** Applicant/Owner: Pieritalo Bauchiero Location: 182 Torrington Road Proposal: Earth Excavation Renewal Map: 039 Block: 158 Lot(s): 019B. 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 drafted by Robert Green Associates entitled, "Topographic Survey Land Owned by Pieritalo Bauchiero 182 Torrington Road (CT Route 800) Winchester, Connecticut Scale 1"=30' dated 05/30/2014 revised 11/10/2015"

Said approval is for a two-year period. Application for renewal shall include an updated map drawing to reflect what the conditions are at that point; unanimously approved.

C. PZC #17-04 Special Permit – 372-376 Main Street and 30 Elm Street Map 110, Block 001, Lot(s) 2, 2A, 18 and 18A Applicant: Community Heath & Wellness Center of Greater Torrington, Inc. Owner: Winsted Super Saver Property, LLC Proposal Relocation and Expansion.

MOTION: Mr. Martinez, Mr. Melycher second, to accept the application in the matter of PZC #17-04 Special Permit – 372-376 Main Street and 30 Elm Street Map 110, Block 001, Lot(s) 2, 2A, 18 and 18A Applicant: Community Heath & Wellness Center of Greater Torrington, Inc. Owner: Winsted Super Saver Property, LLC Proposal Relocation and Expansion; unanimously approved.

8. NEW BUSINESS:

None.

9. COMMUNICATIONS:

Mr. Sadlowski reported that those registered for the Connecticut Bar Association Land Use Law Seminar on Saturday, March 25, 2017 should have received an email confirmation.

10. TOWN PLANNER'S REPORT:

Mr. Sadlowski noted that a public hearing will be scheduled regarding the modifications to be made to the Zoning Regulations once he has received final review comments from Attorney Mark Branse. He noted that Attorney Branse's law firm was recently merged with a firm in Hartford.

11. OTHER BUSINESS:

A. Zoning Regulations.

Mr. Sadlowski noted a property that is currently in Rural Residential that the Commission may want to have zoned Town Single Family.

12. ADJOURNMENT:

MOTION: Ms. Wilkes, Mr. Closson second, **to adjourn at 7:45PM; unanimously approved.**

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**