



TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
Town of Winchester Town Hall
338 Main Street - 2nd Floor - P. Francis Hicks Room
February 13, 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, and Pete Marchand.

Absent excused were Barbara Wilkes and Lee Thomsen. Art Melycher was also absent.

Mr. Marchand was seated for Ms. Wilkes.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. APPROVAL OF MINUTES – January 23, 2017:

MOTION: Mr. Closson, Mr. Marchand second, to approve the January 23, 2017 Minutes; unanimously approved.

5. PUBLIC HEARING:

A. PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070

Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch.

MOTION: Mr. Closson, Mr. Martinez second, to open the public hearing in the matter of Application PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070 Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch; unanimously approved.

Mr. Sadlowski reminded the Commission that this application has been continued several times due to a property line issue that was discovered. He explained that the applicant has gone to the Town to try to get a resolution to that issue and has been unsuccessful to this point. He noted that he has had discussions with the applicant in this regard. Mr. Sadlowski noted that the applicant has been advised that she may return with an application, without prejudice, once she has resolved the property line issue.

MOTION: Mr. Marchand, Mr. Closson second, to close the public hearing in the matter of Application PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070 Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch; unanimously approved.

6. UNFINISHED BUSINESS:

A. PZC #16-19 Special Permit – 820 East Wakefield Boulevard, Map 044, Block 108, Lot 069&070 Applicant: Dawn Vanyo Owner: Dawn Vanyo Proposal: To Enclose Existing Porch.

MOTION: Mr. Closson, Mr. Marchand second, to approve Application # 16-19 Special Permit Applicant: Dawn Vanyo Owner: Dawn Vanyo Location: 820 East Wakefield Avenue Proposal: Special Permit – Enclose Existing Porch Map: 044 Block: 108 Lot(s): 069070 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 plans submitted entitled, "Deck Enclosure 820 East Wakefield Boulevard Winsted, CT 06098 Vakota Architecture Date 10/03/2016" Sheet No. T-100.00, DM-100.00, A-100.00, A-500.00, A-700.00, and S-100.00; Motion failed with Mr. Sanden, Mr. Closson, Mr. Martinez, and Mr. Marchand opposed.

7. NEW BUSINESS:

None.

8. COMMUNICATIONS:

None.

9. TOWN PLANNER'S REPORT:

Mr. Sadlowski reported that Lambert Kay is essentially complete and cleaned up. Additionally, he noted that an RFP (Request for Proposals) went out on Lambert Kay, with a submission date only a few weeks away. Mr. Sadlowski also reported that a new restaurant will be assuming the former Cackleberries space. Mad River Lofts, a mill building being renovated into office space, was also discussed and praised for the exterior progress visible from passers-by. Mr. Sadlowski reported that funds earmarked for the Economic Development Director are being split into two to contract a Business Facilitator and a Grant Writer.

Mr. Closson questioned whether any training is being provided to staff at Town Hall as a byproduct of the Goman+York Envisioning Session. Mr. Sadlowski reported that he has contacted a firm to provide training. Mr. Sadlowski distributed samples of brochure folders that the Economic Development Commission will be utilizing.

10. OTHER BUSINESS:

A. Zoning Regulations.

Proposed modifications to the Zoning Regulations were reviewed and discussed, including the following:

- Page 6, "*Accessory Structures must be no closer than 10 feet from a lot line*" taken out under 1.b.i. Town Single Family: Buildings: Building Dimensions & Placement. Mr. Sadlowski noted that accessory structures will still be permitted in Town Single Family but won't be permitted in front of the house;
- Page 8, "*Accessory Structures: Minimum Front Yard Setback – 25 feet Other Setbacks as per Principal Structures...*" in 3.b.i. Town Center: Buildings: Building Dimensions & Placement;
- Page 8, adding "Boarding House" as a permitted use by Special Permit along with a definition under 3.a.ii. Town Center: Uses: Special Permit Required;
- An added definition for Boarding House as proposed by Attorney Mark Branse;
- Page 13, diagram for Building Height to change to similar drawings depicting different roof style;
- Changing the term "Special Permit" to those special uses reviewed by the Planning and Zoning Commission and use the term "Special Exception" to those special uses reviewed by the Zoning Board of Appeals;
- Page 28, changing the portion of text within III.C.6.a. Common Regulations: Non-Conforming Uses, Buildings/Structures, Lots: Non-Conforming Structure Expansion Allowance, first line, "...as to a requirement listed below, may apply to the Zoning Enforcement Officer..." to "...as to a requirement listed below, may apply to the Zoning Board of Appeals...";
- Page 28, changing the portion of text within III.C.7.a.i. Common Regulations: Non-Conforming Uses, Buildings/Structures, Lots: Voluntary Demolitions from "...except as allowed in 6.b.i above..." to "...except as allowed in 6.a.i. above";

- Page 29, added language as advised by Attorney Branse: “The Board may allow such non-conformities as existed on the lot to be continued in the new construction but shall give due consideration to the recommendations given in ii above to minimize. The Board may also relocate the non-conforming building footprint or volume to better situate the structure on the lot. (For example, centering the structure between the lot lines or rotating the structure to better align it with the street setbacks.)
- Page 30, adding the portion of text within III.D.1.b Common Regulations: Other Generally Applicable Development Regulations: Required Frontage and Access “or in the case of a first cut not involving a subdivision” in the first line after the text, “...other than for Open Space Subdivisions...”;
- Page 30, revised language from Attorney Branse for III.D.2.b Common Regulations: Other Generally Applicable Development Regulations: Building on Existing Lots;
- Page 31, modifying Accessory Buildings and Structures Within Rear Yard;
- Page 48, adding new language as provided by Attorney Branse as new item “j” under III.G.9.i Common Regulations: Sign Types: General;
- Page 79, adding Rural Residential under IV.G.1 Special Regulations: Congregate Residence Development: Location; and
- Changes to the following definitions: Affordable Housing (Town Sponsored/Local Non-Profit), Building Height and Special Permit/Special Exception.

Several proposed zoning map changes were discussed, too.

MOTION: Mr. Closson, Mr. Marchand second, to schedule a Public Hearing for the revisions to the Zoning Regulations, as discussed; unanimously approved.

11. ADJOURNMENT:

MOTION: Mr. Marchand, Mr. Closson second, **to adjourn at 8:15PM; unanimously approved.**

Respectfully submitted,

Pamela A. Colombie
Recording Clerk