



**TOWN OF WINCHESTER – CITY OF WINSTED**

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

*Minutes of Meeting  
Planning & Zoning Commission  
September 8, 2014*

**Item 1. Call to Order**

The meeting was called to order by Chairman M Peacock at 7:05 p.m.

**Item 2. Roll Call**

**Members Present:** Michael Peacock, Craig Sanden, Barbara Wilkes and ZEO Marc Melanson.

**Absent:** Art Melycher and Alternate Michael Renzullo

**Absent/Excused:** Susan Closson

**Item 3. Agenda Review:**

No changes

**Item 4. Approval of Minutes**

With the minutes being handed out at the meeting, the chairman entertained a motion to table the minutes until next month.

Motion by C Sanden, seconded by B Wilkes

**Motion to table the approval of the August 25<sup>th</sup> meeting minutes until the next meeting.**

**In favor:** M Peacock, C Sanden, B Wilkes

**Opposed:** none

**Motion:** Passed

**Item 5. Old Business:**

None

**Item 6. New Business:**

a) Informal presentation of New Medical Building on South Main St.

A presentation was given to the board regarding the proposal of a new medical facility to be erected on South Main St.

The commission mentioned to the presenters that when the application gets submitted, that the staff will send it out to engineers to have it reviewed for the town at a cost to the applicant. The applicant had no problems with that.

**Item 7. Other Business:**

a) Regulation Subcommittee Report:  
none

**Item 8. Communications:**

ZEO Discussed a situation on Highland lake where the applicant wants to put a roof between the house and the garage. The question was with a variance already on the property, does the applicant need to go back to ZBA for a variance, or does he go to P&Z for a site plan approval under 10.6 since he is not going any closer to the property lines than the existing structures already are?

The commission discussed it and decided that the intent of the regulations is to have the applicant apply to the Planning & Zoning Commission for a site plan approval.

**Item 9. Town Manager Report:**

none

**Item 10. Adjournment**

Motion by C Sanden, seconded by: B Wilkes

**To adjourn.**

**Vote: all in favor - Motion carried unanimous.**

**Meeting adjourned at 7:39 p.m.**

Respectfully Submitted,

Marc Melanson  
Zoning Enforcement Officer