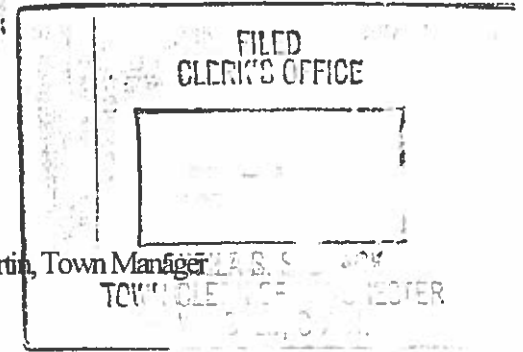


TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, JUNE 23, 2014



1. *Call to Order*
7:03 PM

2. *Roll Call*

PRESENT: M. Peacock, C. Sanden, B. Wilkes, A. Melycher, S. Closson

ABSENT:

OTHERS PRESENT: M. Renzullo, Alternate; G. Closson, Liaison; D. Martin, Town Manager

3. *Agenda Review*

4. *Approval of Minutes*

- Motion by Sanden, seconded by Wilkes, to approve minutes of June 9, 2014, Regular Meeting; motion approved unanimously (Closson abstain).

5. *Old Business*

A. PZC 14-07 Excavation Renewal (182 Torrington Road)

- P. Bauchiero, Applicant, provided survey as required of previous conditional approval.
- Peacock indicated that conditions for approval had been satisfied.

B. PZC 14-09 Site Olan Approval (8 South Main Street)

- R Colabella, Laurel Engineering and representing Applicant, summarized the project and reviewed revisions based upon previous comments.
- Sanden inquired about differing size of handicapped parking spaces and signs.
- Closson asked about landscape plans.
- Colabella indicated landscaping plans would be submitted to D. Martin for consideration and review.
- Closson asked about dumpster enclosure.
- Colabella replied that such enclosures are not required according to regulations, but Applicant will consider visual impact.
- Peacock asked about remediation activities.
- Closson discussed interior configuration.
- Motion by Melycher, seconded by Wilkes, to approve the resumption of a conforming use that has been discontinued for a period of six months, subject to the following conditions:
 - In evaluating the 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.
 - The Applicant will provide a depiction and description of landscaping to the Town Manager for his review.

Motion approved unanimously.

6. *New Business*

C. PZC 14-*10 Sec. 10-6 Approval (542 W. Wakefield Boulevard)

- D. Mendell, Applicant, summarized the request to elevate the house approximately two feet.
- Motion by Closson, seconded by Sanden, to approve the renovation at 542 W. Wakefield Boulevard under the terms of Sec. 10.6 of the Town of Winchester Zoning regulations; motion approved unanimously.

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7. *Other Business*

A. Regulation Subcommittee

- Next meeting scheduled for July 1, 2014, at 7:00 PM.

8. *Communications*

9. *Town Manager's Report*

- Martin reported on Board of Selectmen call for Special Town Meeting on July 21, at 7:15 PM, to approve sale of 32 Lake Street (Lambert Kay).
- Peacock accepted appointment as Town of Winchester representative to Regional Planning Advisory Committee (a committee of the Northwest Hills Council of Governments).

10. *Adjournment*

- Moved by Melycher, seconded by Closson, to adjourn; motion approved unanimously (8:05 PM).

Respectfully submitted,
Dale L. Martin
Town Manager

