

**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, JUNE 9, 2014**

1. *Call to Order*
7:03 PM

2. *Roll Call*

PRESENT: M. Peacock, C. Sanden, B. Wilkes, A. Melycher, M. Renzullo (seated for S. Closson)
ABSENT: S. Closson (excused)
OTHERS PRESENT: D. Martin, Town Manager

FILED
CLERK'S OFFICE

JUN 18 2014

SHEILA S. SEDLACK
TOWN CLERK OF WINCHESTER
WINSTED, CONN.

3. *Agenda Review*

- Add 7A. Discussion re: Camp Wahnee
- Motion by Sanden, seconded by Melycher; motion approved unanimously

4. *Approval of Minutes*

- Motion by Sanden, seconded by Wilkes, to approve minutes of May 28, 2014, Regular Meeting; motion approved unanimously (Renzullo abstain).

5. *Old Business*

6. *New Business*

7. *Other Business*

A. Discussion re: Camp Wahnee

- M. Melanson, Building Official, summarized issues related to Camp Wahnee activities, including erection of guard shack and building rehabilitations, and previous issuance of Special Use Permit.
- D. Stricker, owner, Camp Wahnee, described recent activities.
- Members of Commission related past experiences with Camp Wahnee development and activities.
- Martin requested an inventory, including measurements and locations, of existing facilities.
- Peacock clarified that the guard shack placement was outside of the scope of the Planning and Zoning Commission and must be addressed by the Zoning Board of Appeals.
- Peacock clarified that facilities must comply with building code requirements, the enforcement of which was also outside the scope of the Planning Commission.
- Peacock, with the concurrence of the other members of the Commission, indicated that while a Special Use Permit for the operation of the campground had been appropriately issued, *all future changes to existing facilities would require formal site plan review by the Town Staff and the Planning and Zoning Commission*. The timeliness of such applications for review rest solely with the Applicant.

B. Regulation Subcommittee

- Peacock reviewing and incorporating recent amendments into electronic text of regulations.
- Zoning district boundaries and designations continue to be reviewed.

8. *Communications*

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9. *Town Manager's Report*

- Martin reported on Board of Selectmen action to solicit proposals for the redevelopment of 32 Lake Street (commonly referred to as the Lambert Kay site)- proposals are due no later than noon, June 12.
- Renzullo offered a summary of activities at his site, 35 Willow Street (commonly referred to as the Capitol Products site).

10. *Adjournment*

- Moved by Melycher, seconded by Sanden, to adjourn; motion approved unanimously (8:06 PM).

Respectfully submitted,
Dale L. Martin
Town Manager

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