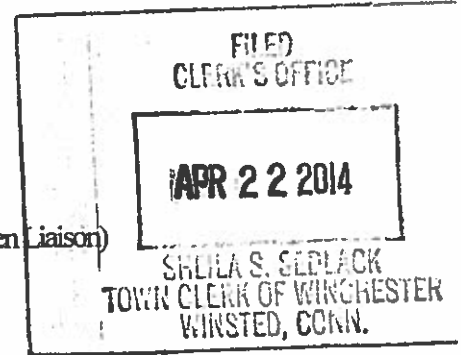


TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, APRIL 14, 2014

1. *Call to Order*
7:03 PM

2. *Roll Call*

PRESENT: M. Peacock (Chairman), C. Sanden, S. Closson, A. Melycher
ABSENT: B. Wilkes (excused)
OTHERS PRESENT: D. Martin, Town Manager; G. Closson (Board of Selectmen Liaison)



3. *Agenda Review*

- Add "Other Business c. Camp Wahnee Review"

4. *Approval of Minutes*

- Motion by Closson, seconded by Sanden, to approve minutes of March 24, 2014, Regular Meeting; motion approved unanimously (Peacock abstain).

5. *Public Hearing*

A. Proposed Zoning Text Amenments

- Motion by Sanden, seconded by Closson, to open public hearing at 7:07 PM; motion approved unanimously.
- Peacock summarized proposed amendments:
 - *Sec. 3.21 Site Plan Requirement for Commercial and Industrial Zones:* delete 'and non-conforming' from e); amend f) to read 'for a period of twelve months (365 calendar days)' rather than 'for a period of six months (182 days).'
 - *Sec. 6.4 Required Lot Area, Width, Yards, Coverage, Height (Commercial Zones):* amend Front Setback in CA-2, CB-2, and CB-3 (primarily downtown classifications) to read '0' (currently '40' and '25', respectively); amend Height in CA-2, CB-2, and CB-3 (primarily downtown classifications) to read '50' (currently '30').
 - *Sec. 8.1.4 (Sec. 8.1 General Provisions):* add 'd) Work associated with an approved site plan or special permit.
 - *Sec. 9.6 Parking Requirement Schedule:* amend Retail Stores (all sizes, per 1,000 sf.) to read '3 spaces (currently varies between 3-4 spaces)'; amend Medical Offices to read '4 spaces' (currently '5 spaces').
 - *Sec. 9.7 Loading Requirement Schedule:* in first paragraph, delete 'retail or office establishments'.
- No public comment received.
- Motion by Melycher, seconded Sanden to close Public Hearing at 7:45 PM; motion approved unanimously.
- Motion by Sanden, seconded by Melycher, to adopt aforementioned proposed amendments to the Town of Winchester Zoning Regulations; motion approved unanimously.

6. *Old Business*
None

7. *New Business*
None

**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, APRIL 14, 2014**

8. Other Business

A. Regulation Subcommittee

- No further report.

B. Ridge at Winchester

- Motion by Melycher, seconded by Sanden, to direct the Town Manager to file on the Town of Winchester land records a notice that the approval of the subdivision known as The Ridge at Winchester- Wallens Street- Wallens Hill, Approval #03-01 has expired due to the failure to complete all physical improvements as required by C.G.S. 8-26c(b). The Town Manager is also directed to make note of such expiration on the subdivision map on file with the Town of Winchester; motion approved unanimously.

C. Camp Wahnee Review

- Martin shared current permit requests from Mr. Dave Stricker, operator of Camp Wahnee and Building Official Mark Melanson's responses.
- Commissioners recommended that town officials continue to work with Mr. Stricker and the Town Attorney to ensure compliance with previous settlements related to camp improvements.

9. Communications

None.

10. Town Manager's Report

- Martin reported submission of Small Town Economic Assistance Program application to support redevelopment activities at the former Lambert Kay site.
- Martin reminded Commissioners of scheduled training on April 22 with the Zoning Board of Appeals.

11. Adjournment

- Moved by Melycher, seconded by Sanden, to adjourn; motion approved unanimously (8:04 PM).

Respectfully submitted,
Dale L. Martin
Town Manager

