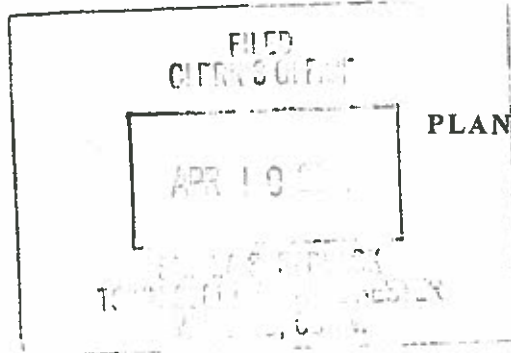


TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION
MINUTES, MARCH 24, 2014



1. *Call to Order*
7:05 PM

2. *Roll Call*

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

3. *Agenda Review*

4. *Approval of Minutes*

- Motion by Wilkes, seconded by Melycher, to approve minutes of February 24, 2014, Regular Meeting; motion approved unanimously (Renzullo abstain).

5. *Public Hearing*

A. PZC #14-04 Site Plan and Special Permit (Medical Marijuana Facility; 100 New Hartford Road)

- Motion by Wilkes, seconded by Melycher, to open public hearing at 7:09 PM; motion approved unanimously.
- Sanden summarized recently adopted regulations.
- Applicant J. Dietz, Nutmeg State Health and Wellness, introduced associates, and offered summary of proposed site plan and business.
- D. Vaughan, pharmacist, offered additional comments related to the medical attributes of various strains of marijuana and role of state oversight.
- Wilkes noted that Dietz is apparently only Litchfield County applicant for State dispensary license; Dietz clarified that applications required only address of applicant, not necessarily the proposed business address.
- Sanden reviewed staff comments (attached to site plan application).
- M. Sarfo (112 Hinsdale Avenue) expressed opposition to site plan, citing personal medical background, questionable medicinal benefits, and increasing prescription drug abuse.
- G. Closson (59 Lakeview Road) urged Commission members to focus upon regulatory issues of application and not personal beliefs.
- Sarfo questioned why Winsted?
- S. Closson reviewed site plan, including layout, handicapped parking, utilities, dumpster, and landscaping.
- Wilkes inquired about remaining restaurant accessories.
- Dietz explained that the site had been "remediated" and all restaurant equipment and accessories had been removed.
- Melycher asked about the condition of grease traps (due to former use as a restaurant).
- S. Closson asked about the condition of existing sump pumps and drainage.
- Martin indicated that Dietz had provided proof of notice to area properties.
- Dietz reaffirmed the role of state oversight and approval for proposed dispensaries.
- Motion by Wilkes, seconded by Closson, to close the public hearing at 7:40 PM; motion approved unanimously.
- Sanden reviewed special permit and site plan application conditions.
- Motion by Renzullo, seconded by Wilkes, to approve PZC #14-04 Site Plan and Special Permit (Medical Marijuana Facility; 100 New Hartford Road) with the following conditions:
 - Town Building Official will review the condition of the existing grease trap.
 - Final site plan shall appropriately illustrate the handicapped parking location and dimensions.

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FILED
CLERK'S OFFICE

APR 10 2014
MELYSCHER, CLERK
MOTION APPROVED; 4-1 (Melycher)

Sump pump and storm drainage shall be reviewed by Town staff.
Applicant shall provide proof of state-authorized dispensary license prior to issuance of building and zoning permits

6. Old Business

A. PZC #14-01 Site Plan (CT Post and Beam; 41 Meadow Street)

- Applicant T. Iffland summarized site plan details.
- Sanden reviewed staff comments.
- Motion by Melycher, seconded by Closson, to approve PZC #14-01 Site Plan (41 Meadow Street); motion approved unanimously.

7. New Business

A. PZC #14-05 Site Plan (G. O'Neil; 228 Perch Rock Trail)

- R. Colabella (Laurel Engineering; representing Applicant) provided summary of proposed improvements.
- Sanden offered staff comments.
- Colabella sought clarification of Section 4a.2.2.
- Motion by Melycher, seconded by Closson, to approve PZC #14-05 Site Plan (228 Perch Rock Trail) under conditions of Section 10.6.b; motion approved unanimously.

B. PZC #14-06 Site Plan (Syed Azad; 60 Main Street)

- Applicant S. Azad described proposed use.
- Sanden reviewed staff comments.
- Motion by Renzullo, seconded by Closson, to approve PZC #14-06 Site Plan; motion approved unanimously.

C. PZC #14-07 Excavation Permit Renewal (Pieritalo Bauchiero; 182 Torrington Road)

- Applicant P. Bauchiero requested sixty-day extension due to need to complete survey.
- Motion by Melycher, seconded by Closson, to approve PZC #14-07 Excavation Permit renewal with a condition of survey required by June 30, 2014; motion approved unanimously.

D. PZC #14-08 Site Plan (Pete Rogala; 206 East Wakefield Boulevard)

- Applicant P. Rogala (representing R. Slano, owner) described proposed improvements.
- Motion by Closson, seconded by Wilkes, to approve PZC #14-08 Site Plan under conditions of Section 10.6.b and with the additional conditions of formal correspondence from owner indicating interest and the addition of a location map to the application; motion approved unanimously.

8. Other Business

A. Regulation Subcommittee

- Martin recommended several proposed amendments for a public hearing at the April 14, 2014, Planning and Zoning Commission meeting; said amendments would be reviewed and discussed by the Subcommittee at a meeting scheduled for April 8; proposed amendments to be properly noticed in newspapers.

TOWN OF WINCHESTER
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B. Ridge at Winchester

- No action taken (Town Attorney to continue to advise).

9. *Communications*

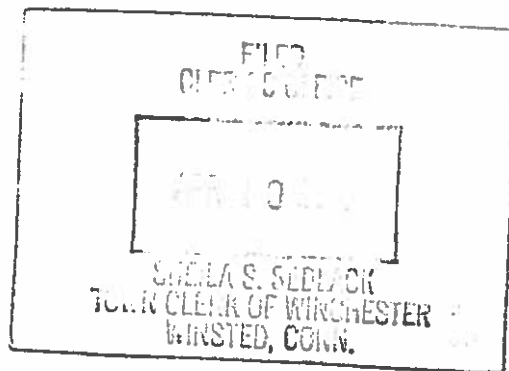
10. *Town Manager's Report*

- Additional economic development opportunities under discussion.
- Joint training with ZBA on April 22.

11. *Adjournment*

- Moved by Wilkes, seconded by Melycher, to adjourn; motion approved unanimously (9:09 PM).

Respectfully submitted,
Dale L. Martin
Town Manager



DRAFT