1. ROLL CALL:
Chairman George Clossen called the meeting to order at 7:00PM.

Mr. Clossen noted that the following individuals were present: John Cooney, Peter Marchand, Alternates Troy Lamere, and Charlene LaVoie. Additionally, Town Planner/Director of Land Use Lance Hansen was present.

Mr. Sanden and Mr. Platt were absent excused. Mr. Lamere and Ms. LaVoie were seated in their stead.

2. PUBLIC COMMENT:
None.

3. AGENDA REVIEW:

4. PUBLIC HEARINGS:
A. PZC#22-16 – Zoning Regulation Change Applicant: Charlotte Hungerford Hospital Owner: Winsted Health Center, Inc. Location: 115 Spencer Street Proposal: Amend Winchester Zoning Regulations to create a new defined use entitled Boarding House – Charitable and add Boarding House – Charitable to the uses allowed by Special Permit in the Town Gateway (TG) zoning district under II.D.a.ii Boarding House – Charitable is a building, other than a Hotel, where lodging or rooms, or both, are provided as a public service on a short-term, temporary basis for unhoused individuals and families.
Charlotte Hungerford Hospital Vice President of Strategy and Community Development Brian Mattiello appeared before the commission regarding this application as well as Application PZC#22-17, a special permit, under this proposed text amendment. He reminded the commission that the shelter would run from December 1st through April 15th. Mr. Mattiello referred to feedback received from the Building Official and Fire Marshal. Additionally, he explained that his group had a sublease/operating agreement with the local YMCA.

Mr. Clossen questioned why text amendment was modeled after Boarding House. Mr. Mattiello explained that it was done so based upon advice from the town’s legal counsel.

The hearing was open to the public.

Nancy Cadavo spoke about the 211 homeless system, explain that the facility would be a gathering place and that Charlotte Hungerford Hospital would lease the space from Winsted Health Center. She noted that the only shelters in Litchfield County were FISH and the YMCA.

Ms. LaVoie questioned why this emergency provision was not sought through the Town’s ordinances.

Mr. Mattiello spoke about the coordination with the Northwest Transit District. Mr. Lamere questioned the hours of operation. YMCA Director Greg Bristo reported the unhoused individuals and families would be bussed to the location and from the location, with the staff hours being 4PM to 8AM. Mr. Marchand questioned the transportation if some becomes unruly. Mr. Bristo indicated that there was a protocol for redirecting escalating behaviors.

Julie Shomberg spoke in favor of the application. Mr. Stankov noted that there needed to be zoning enforcement transparency, according to Mr. Hansen.
Mr. Mattiello shared information on a 6000 square foot description. Mr. Closson questioned the parking. Mr. Cooney questioned the April 15th end date. Mr. Mattiello explained that the transportation ends, and that tent and sleeping bags are issued.

The hearing was closed.

B. PZC#22-17 – Special Permit Applicant: Charlotte Hungerford Hospital Owner: Winsted Health Center, Inc. Location: 115 Spencer Street Proposal: Request approval of new use, namely Boarding House – Charitable for the purpose of operating an overnight shelter for unhoused individuals and families.

5. OLD BUSINESS:
A. PZC#22-16 – Zoning Regulation Change Applicant: Charlotte Hungerford Hospital Owner: Winsted Health Center, Inc. Location: 115 Spencer Street Proposal: Amend Winchester Zoning Regulations to create a new defined use entitled Boarding House – Charitable and add Boarding House – Charitable” to the uses allowed by Special Permit in the Town Gateway (TG) zoning district under II.D.a.ii Boarding House – Charitable is a building, other than a Hotel, where lodging or rooms, or both, are provided as a public service on a short-term, temporary basis for unhoused individuals and families.

MOTION: Mr. Marchand, Mr. Cooney second, to approve Application PZ#22-16 for a zoning regulation change Applicant: Charlotte Hungerford Hospital Owner: Winsted Health Center, Inc. Location: 115 Spencer Street Proposal: Amend Winchester Zoning Regulations to create a new defined use entitled Boarding House – Charitable and add Boarding House – Charitable” to the uses allowed by Special Permit in the Town Gateway (TG) zoning district under II.D.a.ii Boarding House – Charitable is a building, other than a Hotel, where lodging or rooms, or both, are provided as a public service on a short-term, temporary basis for unhoused individuals and families; Motion failed with Mr. Marchand being in favor while Mr. Closson, Mr. Cooney, Mr. Lamere, and Ms. LaVoie being opposed.

B. PZC#22-17 – Special Permit Applicant: Charlotte Hungerford Hospital Owner: Winsted Health Center, Inc. Location: 115 Spencer Street Proposal: Request approval of new use, namely Boarding House – Charitable for the purpose of operating an overnight shelter for unhoused individuals and families.

No vote was taken.

6. NEW BUSINESS:
None.

7. OTHER BUSINESS:
None.

8. APPROVAL OF MINUTES: October 24, 2022 and November 14, 2022:
No business discussed.

9. COMMUNICATIONS:
None.

10. TOWN PLANNER’S REPORT:
No business discussed.

11. ADJOURNMENT:
The meeting adjourned at 8:20PM.

Respectfully submitted,
Pam Colombie, Land Use Assistant
(From the hand-written notes of Town Planner and Director of Land Use Lance Hansen)