



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**

Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks Room

**January 23, 2023 – 7:00PM
Special Meeting Minutes**

1. ROLL CALL:

Chairman George Closson called the meeting to order at 7:00PM. Mr. Closson noted that the following members were present: Willard Platt, John Cooney, and Alternate Adam Quagliaroli. Peter Marchand, Craig Sanden, Alternates Charlene LaVoie and Troy Lamere were absent excused. Mr. Quagliaroli was seated for Mr. Sanden. Additionally, Town Planner/Director of Land Use Lance Hansen was present.

2. PUBLIC COMMENT:

No business discussed.

3. AGENDA REVIEW:

No changes were made to the agenda.

4. PUBLIC HEARINGS:

None.

5. OLD BUSINESS:

A. PZC#23-1 – Special Permit Applicant: Wendy Scanlon Owner: Impetus Properties Location: 398 Main Street Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private.

This application was continued to the next regular meeting of this commission.

6. NEW BUSINESS:

A. PZC#23-2 – Special Permit Applicant: Steve Dew, Chairman, Soldiers' Monument Commission Owner: Town of Winchester Location: 84 Crown Street Proposal: Public Recreation Facility: Add an (approximate) 10'x12' Shed.

MOTION: Mr. Platt, Mr. Quagliaroli second, to accept the application PZC#23-2 – Special Permit Applicant: Steve Dew, Chairman, Soldiers' Monument Commission Owner: Town of Winchester Location: 84 Crown Street Proposal: Public Recreation Facility: Add an (approximate) 10'x12' Shed, and to schedule a public hearing for the February 13, 2023 regular meeting at 7PM; unanimously approved.

B. PZC#23-3 – Special Permit Applicant: Shane Centrella and Shannon Centrella Owner: Alpha Life, LLC Location: 386 Main Street Proposal: Mixed use – 2 Retail, 1 Personal Service, 1 Retail Recreation Facility, Commercial.

MOTION: Mr. Platt, Mr. Cooney second, to accept Application PZC#23-3 – Special Permit Applicant: Shane Centrella and Shannon Centrella Owner: Alpha Life, LLC Location: 386 Main Street Proposal: Mixed use – 2 Retail, 1 Personal Service, 1 Retail Recreation Facility, Commercial, and to schedule a public hearing for the February 13, 2023 regular meeting at 7PM; unanimously approved.

7. OTHER BUSINESS:

A. Discussion Regarding Codification Project for Town Regulations/Ordinances.

The discussion on the codification project for the zoning regulations was postponed to the February 13, 2023 regular meeting.

B. Training Requirements.

Mr. Hansen discussed the upcoming training webinar on Fair and Affordable Housing being hosted by UCONN CLEAR's Land Use Academy. He noted that it was scheduled for Thursday, February 16, 2023 from 4PM to 5:30PM and would be led by Land Use Attorney Mark Branse of Halloran & Sage.

8. APPROVAL OF MINUTES: January 9, 2023

MOTION: Mr. Cooney, Mr. Quagliaroli Platt second, to approve the January 9, 2023 Minutes; unanimously approved.

9. COMMUNICATIONS:

Mr. Closson referred to a complaint addressed to the commission regarding 115 Spencer Street. Mr. Hansen assured commissioners that he and Zoning Enforcement Officer/Blight Officer Michael Stankov would follow up on that.

10. TOWN PLANNER'S REPORT:

Mr. Hansen updated the commission on preliminary plans for redevelopment at the Winsted Health Center at 115 Spencer Street. He noted the recent site visit that he and Building Department staff had completed.

11. ADJOURNMENT:

MOTION: Mr. Cooney, Mr. Platt second, to adjourn; unanimously approved. The meeting adjourned at 7:21PM.

(From the hand-written notes of Town Planner and Director of Land Use Lance Hansen)