1. **ROLL CALL:**

Chairman George Closson called the meeting to order at 7:00PM.

Mr. Closson noted that the following individuals were present: John Cooney (7:04PM), Peter Marchand, Willard Platt, Craig Sanden, Alternates Troy Lamere and Adam Quagliaroli. Alternate Charlene LaVoie was absent excused. Additionally, Zoning Enforcement Officer/Wetlands Agent/Blight Officer Michael Stankov was present.

2. **PUBLIC COMMENT:**

Jerry Martinez of 117 Preston Road spoke about a resolution this commission made in favor of local zoning. The resolution runs against the proposed house Bill 6593, which gives great power to a Housing Authority, according to Mr. Martinez. He reported that SB915 allows Zoning Board(s) of Appeals to override Planning and Zoning Commissions in certain circumstances and spoke in support of local commissions.

3. **AGENDA REVIEW:**

No changes were made to the agenda.

4. **PUBLIC HEARINGS:**

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.  

The legal notice of the public hearing was read into the record. Steve Dew appeared before the commission regarding this application. He described the site location for the shed, explaining that it will be used to store various supplies used to maintain the grounds. Mr. Dew reported that the Soldiers’ Monument Commission intended to install several bushes near the shed to screen it, noting that the area was largely clear of trees.

Mr. Marchand questioned whether the maximum size of the shed would be 10’x12’. Mr. Dew confirmed. Mr. Platt questioned about the level of earth. Mr. Dew reported the Town’s Department of Public Works would lay crushed stone as a base.

**MOTION:** Mr. Marchand, Mr. Sanden second, to close the public hearing; 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.  

The legal notice of the public hearing was read into the record. Shane Centrella appeared before the commission regarding this application. He noted that he was seeking approval for his business which would allow his renting out of golf simulator bays at his golf retail shop. He explained that these golf bays are a way for people to play golf during the New England winter by using simulator golf courses on screens and motion capture technology to allow customers to play golf on site.

Mr. Centrella reviewed his floor layout, noting that retail would be located on the top floor, his golf bays on the ground floor, and a small gym in the basement to help golfers stay in shape.

Mr. Centrella indicated that his sign will be the same size as preexisting sign.

Mr. Cooney questioned what effect there would be when golfers shanked their drive. Mr. Centrella confirmed that fabric walls would absorb the impact.
Mr. Quagliaroli questioned whether any noise complaints were likely. Noting that the business had been operating already, Mr. Centrella reported having consulted with the adjacent business who share no concerns.

William Hester of 82 Boyd Street spoke in favor of the application.

Dave LaPointe of 11 Hillside Avenue spoke in favor of the application.

MOTION: Mr. Marchand, Mr. Sanden second, to close the public hearing; unanimously approved.

5. OLD BUSINESS:
MOTION: Mr. Marchand, Mr. Sanden second, to accept Application 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 and schedule a public hearing for the February 27th regular meeting; unanimously approved.

MOTION: Mr. Marchand, Mr. Cooney second, to approve 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, subject to the following:
   1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified suspended or revoked.
   2. This application is consistent with the Town’s Plan of Conservation and Development.
   3. This application meets the criteria and standards of III.J. Common Regulations: Special Permits/Special Exceptions.
   4. The site plan requirement has been waived; unanimously approved.

C. 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. Marchand, Mr. Cooney second, to approve 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, subject to the following:
   1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified suspended or revoked.
   2. This application is consistent with the Town’s Plan of Conservation and Development.
   3. This application meets the criteria and standards of III.J. Common Regulations: Special Permits/Special Exceptions.
   4. The site plan requirement has been waived; unanimously approved.
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6. NEW BUSINESS:

The commission discussed the 2016 subdivision approval and whether there was permission to excavate through the property of the neighbors.

MOTION: Mr. Marchand, Mr. Cooney second, to accept Application PZC#23-4 – Special Permit  Applicant: KJ Fracasso Industries  Owner: Estate of Kenneth J. Fracasso and Fracasso Realty  Location: 137 Torrington Road  Proposal: Excavation Permit – Excavation/Sale of 67000 Cubic Yards of Earth Material, and schedule a public hearing for the February 27, 2023 regular meeting; unanimously approved.

B. PZC#23-5 – Special Permit  Applicant: Allan Borghesi and Borghesi Building and Engineering Co., Inc.  Owner: East Coast Assistance Dogs, Inc.  Location: 149 Newfield Road  Proposal: Modify Location of Site of New Building; Reduction in Parking.

The discussion by the commission included a request for all communications between staff and the applicant be provided to them as well as the previous approved plans and conditions of approval.

MOTION: Mr. Marchand, Mr. Platt second, to accept Application PZC#23-5 – Special Permit  Applicant: Allan Borghesi and Borghesi Building and Engineering Co., Inc.  Owner: East Coast Assistance Dogs, Inc.  Location: 149 Newfield Road  Proposal: Modify Location of Site of New Building; Reduction in Parking and to schedule a public hearing for the March 13, 2023 regular meeting; unanimously approved.

C. PZC#23-6 – Special Permit  Applicant/Owner: Karen Marie Borla  Location: 229 Perch Rock Trail  Proposal: 6’ (Height) Fence in Highland Lake District.

MOTION: Mr. Marchand, Mr. Cooney second, to accept Application PZC#23-6 – Special Permit  Applicant/Owner: Karen Marie Borla  Location: 229 Perch Rock Trail  Proposal: 6’ (Height) Fence in Highland Lake District and to schedule a public hearing for the February 27, 2023 regular meeting; unanimously approved.


MOTION: Mr. Marchand, Mr. Sanden second, to accept Application PZC#23-7 – Special Permit  Applicant/Owner: American Mural Project, Inc.  Location: 90 Whiting Street  Proposal: Mixed Use Parcel – Cultural Institution, Banquet Hall in Building 1, Storage in Building 2, Single Family Residence in Building 3, Garage Storage in Building 4 and to schedule a public hearing for the March 13, 2023 regular meeting; unanimously approved.

7. OTHER BUSINESS:
None.

8. APPROVAL OF MINUTES – January 23, 2023:
MOTION: Mr. Cooney, Mr. Marchand second, to approve the January 23, 2023 Minutes; unanimously approved.

9. COMMUNICATIONS:
None.

10. TOWN PLANNER’S REPORT:
The commission discussed potential for revisions to the Town Gateway zone. Additionally, there was some discussion on 175 Main Street.
11. ADJOURNMENT:
MOTION: Mr. Marchand, Mr. Cooney second, to adjourn; unanimously approved.
The meeting adjourned at 8:23PM.

(From the hand-written notes of Zoning Enforcement Officer/Wetlands Agent/Blight Officer Michael Stankov)