



**TOWN OF WINCHESTER
PLANNING AND ZONING COMMISSION**
Town of Winchester Town Hall 338 Main Street - 2nd Floor – P. Francis Hicks
April 10, 2023 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL.

Chairman George Closson called meeting to order at 7:00 p.m.

Mr. Closson noted that the following individuals were present: John Cooney, Peter Marchand Vice Chair, Willard Platt, Craig Sanden, Alternates: Troy Lamere and Adam Quagliaroli (absent excused), Charlene LaVoie.

Additionally, Lance Hansen.

2. PUBLIC COMMENT.

No public comment.

3. AGENDA REVIEW.

From Selectman's meeting: Planner asked to add to the agenda the 824 Referral for Batchelor Elementary- commission voted to add to agenda at the end of the month. Scroop Care Facility: Martin Connor, 231 North Main Street, proposed women's shelter. Handout submitted- will add under communications.

4. PUBLIC HEARINGS.

A. PZC#23-1 – Special Permit (PUBLIC HEARING SCHEDULED FOR APRIL 24, 2023) Applicant: Wendy Scanlon Owner: Impetus Properties Location: 398 Main Street Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private. B. PZC#23-5 – Special Permit (PUBLIC HEARING SCHEDULED FOR April 24, 2023) 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.

Discussion: Yoga center proposed, awaiting applicant response and application: neighbor input. Special permit proposed public hearing set for April 24, 2023.

B. PZC#23-5 – Special Permit (PUBLIC HEARING SCHEDULED FOR April 24, 2023) 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.

Discussion: Advertisement posted. Received February 13, 2023. Chairman Closson Recommends denial without prejudice due to time constraint: incomplete plan, Inland Wetland approval. Focus: application submitted vs. public hearing.

Motion: Vice Chairman Peter Marchand to deny without prejudice second by Craig Sanden
Unanimously denied without prejudice

Discussion: Require complete application.

6. OLD BUSINESS.

A. PZC#23-1 – Special Permit (PUBLIC HEARING SCHEDULED FOR APRIL 24, 2023)

Applicant: Wendy Scanlon

Owner: Impetus Properties

Location: 398 Main Street

Proposal: Mixed Use – Retail, Small Shop to Recreation and Entertainment Facility, Indoor Private.

Discussion: notes: under Public Hearings: 4A

B. PZC#23-5 – Special Permit (PUBLIC HEARING SCHEDULED FOR April 24, 2023)

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.

Discussion: notes: Public Hearing: 4B

5. NEW BUSINESS.

A. PZC#23-9 – Plan Modification Request

Applicant: Palm Coast Capital, LLC

Owner: Ledgebrook, LLC

Location: New Hartford Road (M34/B158/L001E-2)

Proposal: Shift in Location for Proposed New Building; Relocate Trailer Display Area; and Reduction in Parking

Discussion: Review previous staff comments from Fire Marshal and Building official (no building edits in plan) Fire Hydrant discussion from Engineer Jim Cassidy).

Presenter: Representative for applicant: Engineer, Jim Cassidy, 630 Main Street, Cromwell, CT and legal counsel. Previously submitted plan for special permit from commission in December.

Update: Barkhamsted: inland wetlands: modified site plans. Resubmitted plans to Winchester Inland Wetland Commission – approved site modifications.

Review plan and modifications: site plan changes: building location, landscape trailer displays proposed one hundred reduced to two. Shifted building location to west and created parking in front and to the west and shifted trailer to east. Reduced parking to ninety-two spaces. Traffic generator current shopping center covered under existing state permit.

Peter: question fire hydrant additions: traffic island may need to eliminate shrubs to accommodate additional hydrant. Propane filling station now showing improved location.

After speaking with the Winsted Fire Chief: dumpsters the commission should require enclosure and pallet storage located near fence (away from building).

Closson: as far as parking 1 space per 300 square feet is well within scope. Propane filling station: improved location.

Presentation concluded.

Cooney: lighting changes; confirmed: LED lighting all down facing.

Motion: Vice Chairman Peter Marchand to approve site modification to 200 New Hartford Road PZC#23-9 as presented with the addition dumpster enclosure and pallet storage locate near fence (away from building).
Second by Craig Sanden
Approved Unanimous

6. OTHER BUSINESS.

A. Set Public Hearing for Formal Adoption of Revised PZC Regulations per General Code Recommendations.

Discussion: Selectman request approval: Combined: Subcommittee and codification amendments. Red lined document summarizes updates and includes draft zoning regulations penned by company hired by selectmen to review regulations. . Requires review by commission before setting a public hearing.
Table till next meeting and add to agenda.

7. APPROVAL OF MINUTES: March 27, 2023

Motion: Vice Chairman Peter Marchand to approve minutes
Second: John Cooney
Motion: Approved Unanimous

8. COMMUNICATIONS.

Discussion: Parking requirements for Marina (one per two available moorings), sign (from 14 days to 10 days), site plan: built within existing footprint, driveway (Kevin), steep slopes (Dave Batista) distribute copies.

Discussion: Shed regulation language.

Discussion: subcommittee: driveway ordinance.

Discussion: COVID outdoor dining.

Discussion: Zoning enforcement interviews begin on the 19th; licensed subcontractor possible candidate.

Discussion: Training opportunities for commissioners: CLEAR, Affordable housing.

Discussion: Update: 212 West Wakefield Blvd. Representative: Dutchess County, New York. Jim [McTigue] Culvert removed, pipe installation, silt concerns.

Discussion: Batchelor School: NW Senior Housing Corporation proposed: 32 units proposed, not restricted to seniors, low income, tax, propose donate half property to Land Trust, outreach meeting with area neighbors. Public works retain barns for storage.

Discussion: Woman's Home: Group home: language: Group care: proposed language. Seven beds proposed.

Citizen: tree concern: referrals: Tree Warden, Jimmy Rollins, Eversource representative Danny Rodriquez.

9. TOWN PLANNER'S REPORT.

No other business discussed.

10. ADJOURNMENT

Motion to adjourn: Chairman Closson
Second John Cooney
Unanimous Adjourn 8:10 p.m.

