1. **ROLL CALL**
   Chairman George Closson calls the August 28th, 2023 PZC meeting to order at 7:03PM. In attendance are PZC board members Peter Marchand (Vice Chair), Willard Platt, Troy LaMere, John Cooney, Charlene LaVoie, and Adam Quagliaroli (seated voting member in Craig Sanden’s absence). Craig Sanden is absent excused. Also in attendance are Lance Hanson, Town Planner, and Geoff Green, Assistant Town Planner and Zoning Enforcement Officer.

2. **PUBLIC COMMENT**
   Josh Kelly (103 Meadow Street/Town Manager) addresses the board regarding PZC regulations. Josh asks the board to utilize a two-month timeline to organize all regulations and codes into one place: searchable online from our town’s website.

3. **AGENDA REVIEW**
   None

4. **Public Hearings**
   None

5. **Old Business**
   None

6. **New Business**
   A. PZC#23-11-1 application submitted: 8/24/2023
      Special Permit 65-day review period: 10/27/2023
      Applicant: John Noone
      Owners: John Noone and Alla Kravchenko
      Location: 21 Fairview Avenue
      Proposal: Mixed Use – Convert home into B&B for use to accommodate travelers and visitors to the Winsted area.
      
      *Motion made by Peter Marchand to move PZC #23-11-1 to Public Hearing on September 25th, 2023. Motion is seconded by Williard Platt and the board unanimously approves.*

   B. PZC#23-12-1 application submitted: 8/24/2023
      Special Permit and Site Plan Approval 65-day review period: 10/27/2023
      Applicant Representative: David Batista, Haley Ward
      In conjunction with: Paul Selnau, Schadler Selnau Associates, P.C.
      Owner: Winsted Health Center, Inc.
Location: 115 Spencer Street
Proposal: Redevelopment of Winsted Health Center for housing and artisan maker space

Motion is made by Peter Marchand to move PZC #23-12-1 to Public Hearing on September 11, 2023.
Motion is seconded by Adam Quagliaroli and approved unanimously by the board.

7. Other Business
   Jim Rollins covers an in-depth discussion and overview of driveway regulations.

8. Approval of Minutes
   Peter Marchand makes a motion to accept the minutes of the August 14th, 2023 PZC meeting.
   Willard Platt seconds the motion and the board unanimously approves.

9. Communications
   Assistant Town Planner and Zoning Enforcement Officer Geoff Green provides the board with an enforcement update.

10. Adjournment
    Peter Marchand makes a motion to adjourn the August 28th, 2023 PZC meeting at 9:37PM.
    Willard Platt seconds the motion and the board unanimously approves.

Respectfully submitted,

Lauren Dombrowski, CCTC