1. ROLL CALL.
   Meeting is called to order at 7:05PM by Chairman George Closson. In attendance are PZC members Peter Marchand (Vice Chairman), Willard Platt, Charlene LaVoie (alternate), John Cooney, and Craig Sanden. Troy LaMere (alternate) and Adam Quagliaroli (alternate) are absent excused.

2. PUBLIC COMMENT.
   None

3. AGENDA REVIEW.
   “NEW BUSINESS” PZC #23-13-1 and PZC #23-14-1 moved up to be discussed prior to PUBLIC HEARINGS.

6. NEW BUSINESS (Item moved up)

   PZC #23-13-1 Peter Marchand makes a motion to move PZC 23-13-1 to a Public Hearing on September 25, 2023. Craig Sanden seconded the motion and the motion was unanimously approved.

   PZC #23-14-1 Peter Marchand makes a motion to move PZC 23-14-1 to a Public Hearing on September 25, 2023. John Cooney seconded the motion, and the motion was unanimously approved.

4. PUBLIC HEARINGS.

A. 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

   Discussion regarding proposed project given by David Batista and Paul Selnau. Motion to continue PZC #23-12-1 made by Peter Marchand and Seconded by Craig Sanden. The motion is unanimously approved.
5. OLD BUSINESS.
A. 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

   Continued to September 25, 2023 PZC meeting.

B. Vote on E-codification of P&Z regulations

   Keep on the agenda for next meeting, September 25, 2023

7. OTHER BUSINESS.
A. Continued discussion regarding final proposal of driveway regulations language.
B. Discussion regarding creation of proposed parking lot regulations


8. APPROVAL OF MINUTES: August 28, 2023

   Peter Marchand makes a motion to accept the minutes of the August 28, 2023 meeting. John Cooney seconded the motion and the motion passed.

9. COMMUNICATIONS.
A. Staff review letters re: PZC#23-12-1 (115 Spencer Street Redevelopment of Winsted Health Center)
   1) Letter from Zoning Enforcement Officer
   2) Letter from Wetlands Agent
   3) Letter from Building Official
   4) Letter from Fire Marshal & Fire Chief (Letters included in packet)
   5) Letter from Chief of Police
   6) Letter from Economic Development Coordinator
   7) Letter from Jim Rollins, Director of Public Works
10. ADJOURNMENT

Peter Marchand makes motion to adjourn at 9:19PM, John Cooney seconded the motion and the board unanimously approved.

Respectfully submitted, Lauren Dombrowski, Town Clerk, CTCA